

LIVING SOUTH

February 10 | Issue 196
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up roses
Stem Flowers'
fresh approach

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is on
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Red Sea Riviera

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This spacious 2 bed garden flat is situated on the ground floor of this attractive Victorian house set within this sought after enclave.

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Contents

Features

- 6 Sundae service**
Petra Barran's divine chocolate
39 A cut above
Stem Flowers keeps it fresh
42 Up the Riviera
Discover Egypt's Red Sea Riviera

Promotions

- 18 Area focus: Penge**
26 Valentine's Day treats
36 Education and kids

Regulars

- 10 Jenny Eclair**
12 What's on
14 Shopping
23 Health & beauty
29 Food and drink
31 Helen Lederer
34 Kids
41 History Boy
47 Directory
53 Property



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FROM THE EDITOR

www.shobhythesherriff.com



Victoria Purcell

victoria.purcell@archant.co.uk

All because the lady loves Milk Tray... Well, she did in 1968, perhaps now it'll be a box of Terry's All Gold for Valentine's Day? It was a sad day for anglophiles when Kraft took over Cadbury in January (will they phase put the Bourneville? Or Giant Buttons? Will we ever visit Cadbury World again?), but fortunately us London folk are spoilt by oodles of independent chocolatiers capable of whipping up treats that beat the pants off a Fruit & Nut.

In our quarters alone we have Paul Wayne Gregory (Streatham), Rococo (headquartered in West Norwood) and The Melange Chocolate Shop (Peckham). In this issue, we meet **Petra Barran, AKA Choc Star**, the Brixton-based travelling queen of brownies and sundaes. What a treat.

Also following the theme of lurve, we've discovered the talents of two local mums – Ruth Curran Crawley and Jo Watson – who set up **Stem Flowers**. Their beautiful bouquets are a hit at some of our finest venues, such as Beauberry House and Dulwich College. So whether you've a wedding on the horizon or are just looking to make a romantic gesture, you know who to speak to.

Perhaps you'd rather just get away from it all and remind yourself how it feels when the sun feels on your face. If so, why not fly off to **Egypt's Red Sea Riviera**? Well, we are officially out of recession... so what the heck!

Have a fabulous February.

Victoria



THIS MONTH'S COVER...

The Royal Watermen's Almshouses, Penge, built in 1840-1841. Captured by Eric Richardson (www.photograph-er.co.uk)

Launched in 1992, *Living South* is distributed free to selected households and businesses in Anerley, Brixton, Brockley, Camberwell, Crystal Palace, Dulwich (East, West and Village), Forest Hill, Herne Hill, New Cross, Norwood, Peckham, Penge, Sydenham and Tulse Hill. Visit us online at www.livingsouth.co.uk. For subscriptions, call Hayley Tiptaft on 020 7605 2204.



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CHOCs away!

JO CANTELLO meets Petra Barran, the Brixton-based foodie enjoying the sweet smell of success

It's a chilly Monday morning in mid-January and there's a low hum of activity in Brixton's Market Row as the trading day begins. I've arranged to meet Petra Barran, otherwise known as Choc Star, for coffee at deli-cafe Wild Caper.

When she arrives, it's much to the delight of Bridget, the cafe's owner. "What I love about Petra is how she champions the local street-food scene," she says, giving Petra a big hug. Bridget wants to hold a Madhatter's Tea Party at the revitalised Brixton Village Market and is keen for Petra to help. "It's really exciting. You should check it out," says Petra, 34. "It's a great space and a new style of market that draws from community and the

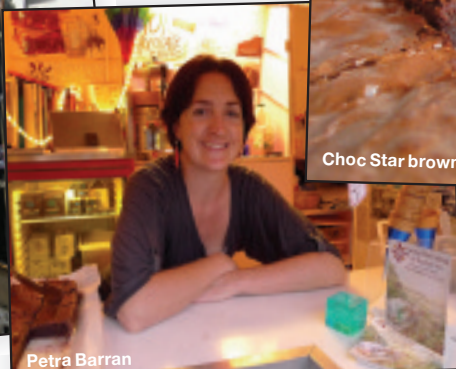
arts, rather than just fruit and veg. I really hope it does well."

Petra's own street-food odyssey began a little over four years ago, when she hit upon the idea of setting up a mobile chocolate bar in a converted ice-cream van. After buying an old Leyland DAF on eBay, she asked a graffiti-artist friend to design the vehicle's distinctive livery, involving waves of molten chocolatey loveliness. It has the public flocking wherever she goes and they get even more excited when they see what's on offer inside.

"In winter, people go mad for truffles and hot chocolate with a shot of rum or marshmallows," says Petra.



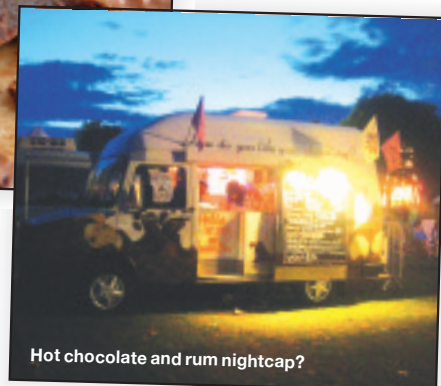
Choc Star on tour



Petra Barran



Choc Star brownies



Hot chocolate and rum nightcap?

"In summer, it's chocolate milkshakes, frozen choc-dipped bananas and brownie fudge sundaes all day long." She admits that there was no grand master plan involved in setting up the business, just pure passion. "I didn't have a strategy," she confesses. "I just wanted to make good chocolate normal and not turn it into something precious. It was set up from a gut feeling, which I don't know if I'd recommend, as it's pretty scary!"

In winter people go mad for truffles and hot chocolate. In summer it's frozen choc-dipped bananas and brownie fudge sundaes all day long

Petra had her initial epiphany in her 20s while working on yachts for the super-rich. "I ran away to sea for four years as a stewardess," she says. "It was a very old-school 1950s role. I'd arrange flowers, serve cocktails and dinner, as well as look after guests." Although she wasn't sure exactly what form her future career would take, she was certain it would involve food. After a short stint working for The Black Farmer meat brand, she decided she wanted her path to take a sweeter turn. "I'd been to all these countries where they were using chocolate in exciting ways and I decided that

London was lacking a bit of edge," says Petra. "It was all a bit twee. You know, big old truffles and Belgian chocolates."

Having no formal training, Petra thought it wise to acquire some expert know-how, so she approached master chocolatiers Pierre Marcolini. "I thought, if they've got a job for me, then it's meant to be... and it was!" she says. "I had such an interesting time. I was learning about the science, history and sensual side of chocolate and getting a really good feel for the public's tastes."

Armed with this invaluable experience and some well-honed baking skills, Petra took the plunge and Choc Star was born. She even decided to research the nation's appetite even further by touring Choc Star around Britain. Meeting everyone from country gamekeepers to inner-city cafe owners, she found many were happy to put her up for the night – particularly when she offered to whip up a homemade chocolate pudding in exchange for bed and board.

It certainly appears her gut feeling has paid off, as the van's wares can now be found tantalising our taste-buds across the capital. As well as forthcoming appearances at Clapham's Venn Street market and at Slow Food on the South Bank, Choc Star is often hired for office visits, corporate events and chocolate tastings. She's also proving very popular at festivals and weddings. "Some people want us to turn up as a surprise," she says. "The wedding's in full swing and then we turn up with the chimes on!"

As Valentine's Day approaches, I wonder

if Petra has any sweet treats planned. "Well, I'm single at the moment, so I'm not really going to be celebrating on my own!" she laughs. "People get excited about chocolate all year round, but last year we did a special couple's sundae, with two forks, little hearts and extra sauce."

While she continues to build up the business from her home near Loughborough Junction, Petra is also in the process of setting up a food collective called Eat St. "It's all about consolidating the small street food culture we have here in Britain," she tells me. "We want to develop new opportunities for people like myself to be able to operate in public spaces."

With such commitment to the cause, I imagine it won't be too long before Petra is back on eBay searching for more vans. "Choc Star is a lovely world to exist in. A chocolate-tinted bubble," she smiles. "I don't have to deal with corporate nightmare situations or office politics. People are so amazing when there's chocolate involved. It's such a massive passport into people's hearts and minds." ●

Find out more at www.chocstar.com and, for the food collective, www.eat.st



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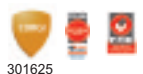
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THE WORLD divides into those who have iPhones and those who have not. I have an iPhone, a shiny black iPhone. I used to have a Blackberry, but ha, not anymore, now I have a piece of magic that can do all sorts of tricks.

OK, some of you will have already been bored to death by 'iPhonatics' and some of you will be thinking, "I've had mine for two years", but for the rest of you still dithering about getting one – it's the best toy I have ever had. Now I am a girl and I am not big on gadgets, so obviously the Old Fool had to set it up for me, but now it's up and running I will never be bored or lonely again.

Who needs friends when you've got apps? I can play a game whereby I throw crumpled paper in a bin

Who needs friends when you've got apps? To the uninitiated, an app is an application that you download. Some are games – for example, I can play a game whereby I throw crumpled paper in a bin, or one that involves landing tiny planes on a tiny runway without crashing (tricky) – others are actually quite useful, like the London Underground app that tells you which lines are delayed. And, best of all, there's my Jamie app. Mr Oliver is inside my phone, suggesting 20-minute suppers, helping me with my shopping list, demonstrating his pestle and mortar skills... OK, so I did pay a fiver for the privilege, but you should see people's faces when they taste our pea soup!

Thanks to my *Time Out* app, which tells me what's on locally, I managed to catch the Turner-nominated Roger Hiorns copper sulphate crystallised flat, a grotto of twinkling blue crystals just around the corner from the Elephant and Castle.

The same app reminded me to go to Battersea Park Zoo, which I'd forgotten about, and it's brilliant. They've got the lot, from mice to meerkats. And guess what I did? I took loads of photos on my snazzy new iPhone. I'm officially the happiest bore in the world! ●

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WHAT'S ON



The very best of the month ahead

PREVIEW

EAST DULWICH

3-16 Feb

To celebrate the launch of his new series, *Hollywood Sirens*, local artist Jason Cox is exhibiting brand new work at the Jeannie Avent Gallery. Original paintings, limited-edition prints, T-shirts and cards are all available to buy. Opening party 5 February, 7.30pm
14 North Cross Road SE22 9EU
020 8693 0323

EAST DULWICH

25 Feb

Alley's School hosts another event as part of its International Concert Series. The acclaimed Gould Piano Trio and renowned clarinettist Robert Plane will perform works by Haydn, Brahms, Dvorak and young composer Benjamin Wallfisch. 7.30pm. £12 (£6 concs). See www.alleyns.org.uk to book
Townley Road SE22 8SU
020 8557 1500

LONDON BRIDGE

13 Feb

Beauty and the Beast and other Lovers of the Rose explores the intoxication and brutality of love, culminating in the

retelling of a familiar fairytale for grown-ups. Storyteller Ben Haggerty and musician Sherry Robinson examine the mysteries of the heart. 8pm. £10.
Unicorn Theatre, 147 Tooley Street
SE1 2HZ; 020 7645 0560

LOUGHBOROUGH JUNCTION

13-14 Feb

We are Loughborough Junction is a photography exhibition with a difference. This outdoor exhibition showcases portraits of local residents on houses, railings and for-sale boards via a guided 20-minute journey through the streets, sounds and smells of a vibrant, yet long-overlooked, area.
www.weareloughboroughjunction.org.uk

CAMBERWELL

Until 12 Feb

Lexicon at Camberwell Space brings together new work from six artists who graduated from Camberwell College of Arts between 1993 and 2006. In this show, 'lexicon' describes the range of working methods the artists make use of to articulate their various ideas. Free.
Camberwell College of Arts, 45-65
Peckham Road SE5 8UF; 020 7514 6302



EDITOR'S CHOICE

SOUTH BANK

Ongoing

The London Film Museum has opened a new permanent exhibition called *Charlie Chaplin: The Great Londoner*. Discover new insights into the life and career of Chaplin from his dramatic rise from the London slums to becoming a knight of the British Empire. Adults £12, kids £8.

County Hall, Riverside Building
SE1 7BP; 020 7202 7040
www.londonfilmuseum.com

LONDON BRIDGE

4-27 Feb

London Glass Blowing launches its new Bermondsey Street premises with an exhibition of perfume bottles and glass jewellery. *Heavenly Scent 2010* features more than 30 artists and a rare example of John Patou's fragrance, Elizabeth I, will be auctioned for charity.
62-66 Bermondsey St
SE1 3UD; 020 7403 7778



BRIXTON

26-27 Feb

Club Tropical at Red Gate Gallery showcases the talents of eight London-based photographers, focusing on how each artist perceives their surroundings through images. 6pm-11pm on 26 Feb (private view) and 11am-6pm on 27 Feb.
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Get snap happy with the Fisheye 2 (£60) from The Lomography Society. It's the first compact 35mm fisheye camera in the world, takes a full 180-degree shot and has had a pink facelift in time for Valentine's Day (don't worry boys, it's available in black, too). Lomography emphasizes casual, snapshot photography and embraces over-saturated colours, off-kilter exposure, blurring, and alternative film processing.

Buy online at www.lomography.com



WishLIST

Be my Valentine...

● — Bum deal

For a cheeky Valentine's gift with a conscience, pick up a pair of Pants to Poverty undies (£9.95). The makers of their fairtrade, organic pants, Pratibha

Syntex Limited in India, has ethics sewn into its core working on projects including living wages, empowering women, environmental protection and more. The Indian cotton farmers get a good deal too, with stable pricing plus a Fairtrade premium to invest in community projects.

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TRAID Brixton, 2 Acre Lane SW2 5SG; 020 7326 4330

Pretty happy

It might be bleak outside, but fortunately you don't need to stray far from home to create a little romance. Jessica Walker Jewellery, based in Dulwich Village, has some gorgeous Valentine's gift ideas that won't break the bank. Highlights include hand-beaten, 9-carat gold heart and flower earrings (from £25), a polished ruby strung on a fine gold chain (from £70) and, for more extravagant romantics, a collection of sterling silver and cubic zirconia flower rings (£95 each, pictured below).

Call Jessica on 020 8299 3456 or 07921 761 670



Scent-sational ● —

Love in White by Creed (£77, 30ml) is a fragrance for true romantics. Inspired by a stroll in the Fontainebleau Forest south of Paris, it's a gorgeous bouquet of white flowers combining the first blooms of spring with fresh grass on a base of white iris from Florence, rice husk and vanilla. Full of energy and optimism, it's the perfect Valentine's gesture.

125 Lordship Lane SE22 8HU
020 8693 5150; www.roullierwhite.com



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The No.1 concept store ...

If you have never ventured off the beaten track whilst shopping in East Dulwich, you may have missed many of the independents that are pushing up shoots despite the year long cold winter of recession. E.d. Warehouse at No.1 Zenoria St, East Dulwich is blooming; housing a delightful hybrid of local independent small businesses.

No.1 Zenoria St has been open since November 07 and is entering its third year of what has been a steep learning curve. They have taken the credit crunch firmly in hand and worked together to produce a vibrant retail space.

Armed with a collective 'know how', No.1 Zenoria St is re-branding its image to reflect the changes they have made in product choice and store layout. Returning customers are now delighted to discover a department store in East Dulwich full of diverse products, including a new food hall.

Independent traders include:

- Bont Mirrors
- Jolie Furniture (vintage interiors)
- Parma Violet (gifts & homewear)
- Bra Solutions (lingerie)
- Shot By The Sheriff Photography (weddings & portraits)

- Bont Jewellery (vintage & contemporary)
- Zenoria Food Hall (deli & oysters)
- VIP Silver (jewellery)
- Time Service (clock & watch repairs)
- Roullier White Circa (furniture & collectables)

- Mrs Crow (bookstore)
- Tablet (ladies fashion)
- The Face House (make-up artist & beauty)
- Alterations By Design (Kim Fleary, fashion)

Ed Hynes, the founder of No.1 Zenoria St, said "yes it has been a tough year but we are stronger and better for it. By constantly evolving we are able to offer the customer much more. We have been very selective in our take up of traders, as we do not just want to be any old shop. Our concept store is a first for South East London. Takings

for the last year have been up nearly 40%, an amazing achievement that is a credit to all our traders."

So come in out of the cold and enjoy the experience of E.d. Warehouse at No.1

Zenoria St. Where else can you get that perfect lingerie gift set for Valentine's Day, with the added glamour of oysters and champagne from the deli in the food hall, to an elegant collection of home and gift wear, not to mention some exclusive fashion and accessories. You can even have your family portrait taken either before or after a makeover.

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parking, call 020 7418 2752.

shops | bars | restaurants

www.mycanarywharf.com

Tall order

Canary Wharf isn't only renowned for its landmark building, it also boasts an array of entertainment, dining options and shopping



With over 200 shops, boutiques, bars and restaurants within Canary Wharf, it's the perfect place to head to for a fashion or food fix. Leading high-street names sit among a range of luxury premium fashion brands in Cabot Place, Canada Place and Jubilee Place, shopping malls that offer a classy, relaxing environment away from the hustle and bustle of central London.

When your shopping is done, why not be tempted by the cafe culture, brilliant bars and contemporary cuisine? With over 60 superb restaurants, cafes and bars in a world-famous setting, Canary Wharf is one of London's leading dining destinations.

The newly opened Park Pavilion in Canada Square is a must for all food lovers. With an eclectic mix of classic and contemporary cuisines comprising Canteen's best of British, modern European at The Parlour, Roka's award-winning Japanese and the always-popular Mexican favourites at Wahaca, there really is something for every taste and all occasions. The Park Pavilion offers

wonderful views of Canada Square Park and the iconic towers that surround it.

At the opposite end of the Park you'll find Plateau Restaurant Bar & Grill. Set in a prime location at the top of Canada Place building, Plateau offers an attractive modern French menu and two lively bars. Jamie's Italian at Churchill Place offers fantastic, rustic dishes, inspired by traditional, popular recipes. It's warm, welcoming, affordable and accessible – just go along when it suits you. What's more, spend over £10 in any of Canary Wharf's shops, bars and restaurants on weekends and Bank Holidays and receive three hours' free parking.

In addition to a fabulous shopping and dining experience, there's a year-round programme of events. One event that relishes the winter weather is the Canary Wharf Ice Rink – open until 21 February in Canada Square Park. If the rink is a bit chilly for you, head indoors as the stunning East Wintergarden comes to the fore in anticipation of London Fashion Week with a free screening of *The Devil Wears Prada* (8 February), and an intimate live concert when Eddi Reader

takes to the stage in the first of the Acoustic After Hours with... series of 2010 (17 February).

If comedy is more to your liking then the sell-out Canary Wharf Comedy Clubs continue on 23 February with another evening of raucous entertainment with Phil Nichol, Stefano Paolini, Charlie Baker and Paul McCaffrey. Then, in March the ISS Canary Wharf Squash Classic returns with the world's best squash stars battling it out in a 5-Star PSA World Tour event. ●

DATES FOR YOUR DIARY

Tickets are currently on sale for the following events:

17 March – Acoustic After Hours with... Cara Dillon. £20

30 March – Canary Wharf Comedy Club. £12

28 April – Acoustic After Hours with... Adrian Edmondson & The Bad Shepherds. £20

For more details visit www.mycanarywharf.com

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THE BRIDGE HOUSE

Head to the chic surrounds of the Bridge House for a bite to eat, a glass or two of wine or cocktails with friends. Visit Sundays for a roast (booking advised) and hang around for quiz night later in the evening, or meet somebody new at a jazz evening (every Thursday). Whatever you do, make a date in your diary for the Capitol Players on 18 March. Food served Mon-Fri 12noon-4pm and 6-10pm, Sat 12noon-10pm and Sun 12noon-9pm.

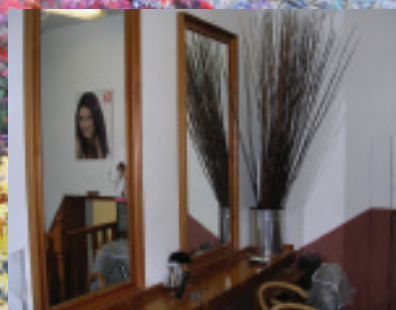
2 High Street SE20 8RZ; 020 8778 2100
thebridgehouse@aol.com



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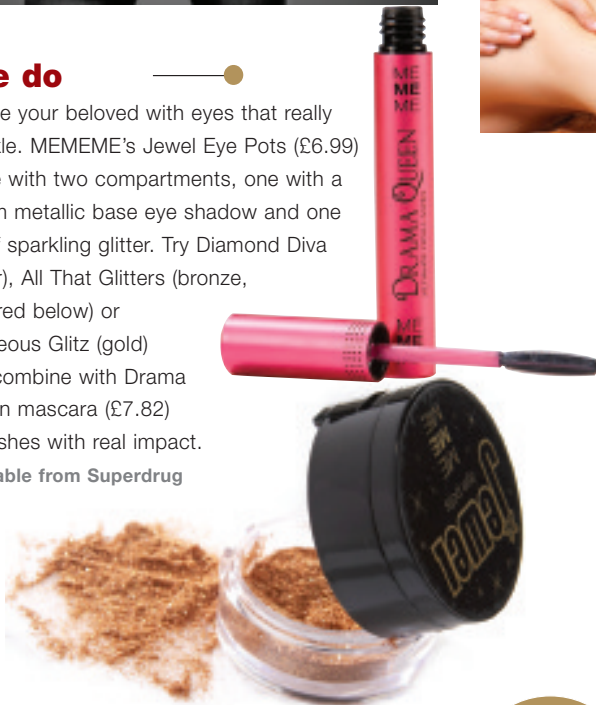
For luscious locks, go Brazilian. The Keratin Treatment, known as the Brazilian blow-dry, naturally eliminates frizz and relaxes the hair back to its original healthy, smooth state. Victoria Everett is now offering this salon-professional treatment, suitable for all hair types, from her relaxed, ambient home-based hair studio in Anerley Park for £150. Why not give it a try? Victoria specialises in precision cutting and colouring techniques and all new customers receive a 20% discount.

Call Victoria on 07961 952 597

Eye do

Dazzle your beloved with eyes that really sparkle. MEMEME's Jewel Eye Pots (£6.99) come with two compartments, one with a cream metallic base eye shadow and one full of sparkling glitter. Try Diamond Diva (silver), All That Glitters (bronze, pictured below) or Gorgeous Glitz (gold) and combine with Drama Queen mascara (£7.82) for lashes with real impact.

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TOP to toe

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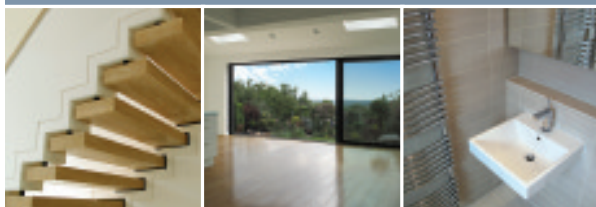
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Before



After

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visit www.restylane.co.uk

MindBody Therapy

Karen and Devon Burke, owners of The MindBody Therapy Centre, are bringing physical and spiritual health and healing to Forest Hill

How long have you been based at *énergie* fitness club?

Karen: We opened in July 2009 when the fitness club opened, but Devon has always worked under his name MindBody Therapy, so this is an extension of one of his visions for a centre.

What drew you to the area?

Devon: I've always lived and worked in south east London and to me it is a wonderfully diverse area with unique people. Many years ago I was involved with Platform One, next door to Forest Hill train station, where we got youngsters off the streets by creating plays, musicals and fashion shows, so I've always held a soft spot for this area.

Where do you pop out to for lunch?

K: There are so many places to eat we are spoilt for choice! One day it could be The Dartmouth Arms, The Hob, Cummin Up or even Question Bar where we had our joint Christmas party with *énergie*.

What are your other essential local shops and services?

K: Smaller shops like Bunka, The Fitting Studio and Mirror Mirror hair and beauty.

We also love the Horniman Museum with its green space where we get involved with local festivals.

What's MindBody Therapy's ethos?

D: I believe the mind is a powerful tool that we can use to our benefit or detriment. Your body speaks your mind, so we seek to promote balance and wellbeing. Along with physical therapy, treatments can also include a safe place to talk, without judgment or blame. This holistic method promotes mental, emotional, spiritual and physical health and healing.

Why do you think complementary therapy plays such a big role these days?

K: We live in a fast-paced society with many pressures and stress, so we are all looking for a retreat where we can be pampered, find balance and reconnect. People are beginning to realise it is not an alternative method, but it complements other treatments to improve and maintain health.

What are your top de-stressing tips?

D: Have a massage, Reiki healing and/or meditation on a regular basis to maintain your body, encourage deep relaxation and reconnect with your essence. Also, laugh a

lot, eat well, exercise, have adequate rest and always take some time out for yourself.

What do you see being popular for 2010?

K: Many clients are asking for pamper experiences, where two people can be spoilt with beauty and massage for a few hours. Our specials are popular too, which we tailor for special occasions like birthdays and Valentine's Day. We've also had many enquiries about our spiritual treatments and combinations such as Reiki with massage and reflexology with massage. ●

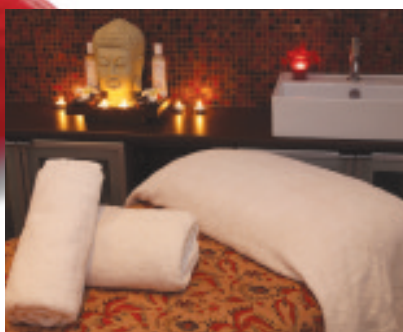
MindBody Therapy @ *énergie* fitness club
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020 3417 6108; www.therapy4life.net



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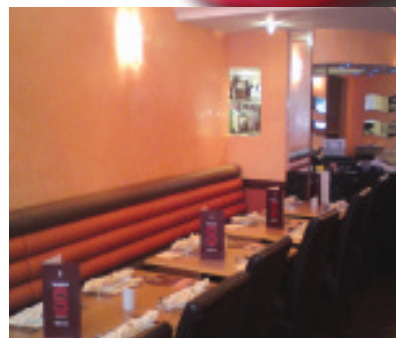
Don't leave it all to Cupid this Valentine's Day...



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ROULLIER WHITE

It's all change at Roullier White this month with much more space being devoted to the store's selection of cult and niche fragrances, making Roullier White the ideal destination this Valentine's Day. Delicate by Boadicea the Victorious is a spring aroma bursting with bluebells. Seductive is an intoxicatingly sophisticated, sexy scent designed to sire a swoon.

125 Lordship Lane SE22 8HU
020 8693 5150; www.roullierwhite.com

SOUTH OF THE RIVER

Pink to make the boys wink! This fab little hair band is telling us that spring is on its way. And after a dreary winter of wrapping ourselves up, let's celebrate the thaw and decorate our luscious locks. Available in pink, black, blue and grey for £12. Available from south of the river, online or in store (open 7 days).

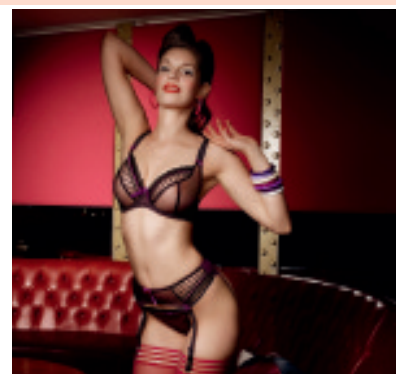
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In the heart of Dulwich Village is the well-established JAGS London. The store offers a variety of classic leather Congo-print shoulder bags, small leather goods, such as coin purses and wallets, and beautiful accessories – ideal gifts for the one you love this Valentine's Day. Whatever you walk away with is sure to put a smile on that special someone's face. Pictured right: Rich red ostrich-print leather shoulder bag £149, extra-large weekend bag £395.

78 Dulwich Village SE21 7AJ

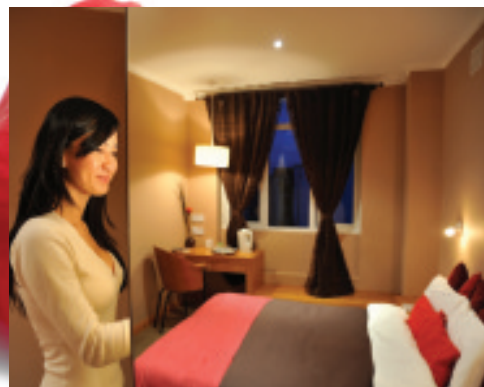
020 8299 2009; www.jagslondon.com



LE PETIT PARISIEN

If you can't take your loved one to Paris this Valentine's Day, why not bring a taste of Paris to them? Celebrate as only the French know how at Le Petit Parisien. Book a table from 7pm and sample delicious dishes from the special Valentine's menu – only £29.95 with an aperitif – then relax and soak up the romantic atmosphere in the beautiful surroundings.

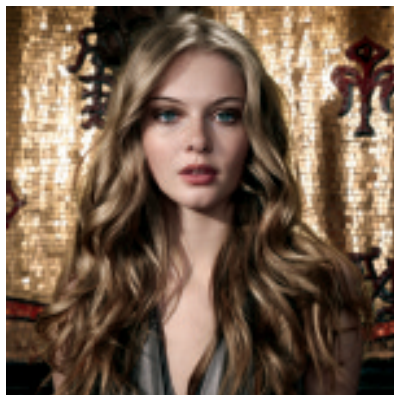
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Pasha is offering the perfect experience for couples this Valentine's Day. Feel as if you're far away, right on your doorstep! Book your place now for a room, romantic dinner and late breakfast followed by a relaxing, exclusive Turkish bath session. Only £99 per person. You'll definitely wake up with a warm heart on Sunday!

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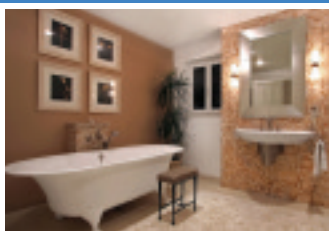
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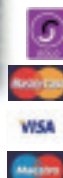
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Kiss it better

Café Rouge is launching a special menu over the Valentine's weekend to raise money for Great Ormond Street Hospital's Kiss it Better appeal, which helps children with cancer. For every three-course set menu sold from 12 to 14 February, Café Rouge will donate £1 to the cause. To raise even more cash, buy one main meal throughout February and purchase a second dish for just £1, which goes directly to the charity appeal (download a voucher from www.caferougeoffers.co.uk).

96-98 Dulwich Village SE21 7EQ (020 8693 9316) and 84 Park Hall Road SE21 8BW (020 8766 0070)



Everything's rosy

South London-based delicatessen Luigi's has just the thing if you're looking for a Valentine's gift with a difference. That age-old chocolate-or-roses dilemma is sorted with this fabulous bunch of chocolate roses. These edible floral treats are made by Italy's premier chocolatier Caffarel and come in bunches of six for £35 or 12 for £60. Order online at www.luigismailorder.com

editor's
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RECIPE for living

For the love of food



Hot stuff

Spice up Valentine's Day with the Some Like it Hot hamper (£24.50) from eastern Mediterranean deli/restaurant Del'Aziz. There's a scrummy selection of chilli-based treats including olive oil, jam, tea and chocolate chilli almonds, all packed in a cute basket. Or, indulge in a lavish five-course menu for £40 (13-14 Feb), accompanied by live jazz at the Bermondsey branch and a Latin-fusion violinist at Bankside.

5 Canvey Street SE1 9AN (020 7633 0033) and 11 Bermondsey Square SE1 3UN (020 7407 2991). Find more locations at www.delaziz.co.uk

The spice is right

A curry's a curry, right? Wrong. Contemporary Indo Banglo restaurant Jaflong claims its murch shatkora (chicken cooked with fresh Bengali shatkora, a type of lime) and poodina gosht (minted lamb cooked with honey, lemon juice and spices) are the best and most authentic in the area. You can have a korma if you fancy, but these particular dishes are unique. And there's even more reason to pop in this month – mention *Living South* and get 10% off (offer available Mon-Thurs in February, call to book).

41 Lordship Lane SE22 8EW; 020 8693 6353 / 020 8693 7977



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Enchanted Forest, between Haywards
Heath And Balcombe, West Sussex
Gareth Ransome



Stoke Row Beechwoods, Oxfordshire
Emily Woodhams



Leather Tor, Dartmoor, Devon
Adam Hiron



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Deer at Sunrise in Winter, Richmond
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Helen Lederer

Eat, drink and
be merry

FOOD *for* LOVE

FEBRUARY, AS WE ALL KNOW, is the month to send love notes. No matter if the post mat is bare, we can all still embrace a liquid lurve symbol with a **Sovio Sparkling Rose** from the Lighter Style range at Tesco's. It's a low-alcohol alternative (5%) and at an amazing £4.99, they'll be no love lost in yer purse.

Made from the Zinfandel grape, the lovely pink vibrancy comes from leaving the skin on just a tad. Dense bubbles ooze with berries and watermelon with a hint of spice. Or, if you wanted to get cheeky, up the alcohol flow with a drop of **Absolute Citrus Vodka** (£15.99, Oddbins). That way, you maintain the pretty blush while the lemony kick tap dances around the tongue. Don't blame me if you get engaged immediately.

Obviously chocolates must play their part. Au Ciel Chocolatier offers a very grown-up heart-shaped box with masses of **deluxe choccies** (£26.50). While you're there, try not to look at the **white choc rose cake** with berries inside (£15.50), or you'll buy that, too. And just to get the pheromones raging further, La Gastronomie has some stunningly addictive **Italian Bon Bons** with hazelnut and almond fillings (ask for a box of Pernicotti, £8.45).

Meanwhile their **Di Sottios Amaretto ice cream** (£4.95 a litre) slips down nicely with a ruby red **Lagunilla Rioja Reserve 2001** (£9.99, Boss Man Wines). A velvety blend of Tempranillo and Garnasha grapes, it's aged for nine years in the bottle. Rich with cinnamon and leather and truly great for Rioja fans, it's worth waiting for.

Or how about a **Cave des Vins De Sancerre 2008** (£9.38 from Tesco Express) to offset the rouge? With tons of fruit it's a failsafe sexy aperitif seducer.

Divine does a fab **Fairtrade Coffee Milk Chocolate** (£1.39 from Oxfam). Offer that with a no-messing champagne and you're definitely in with a chance. Pick up **Moet et Chandon NV Imperial Brut** for £23.92 at Sainsbury's – mellow, smooth and, some say, the best! ●

www.helenlederer.co.uk

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Local flavour

Victoria Purcell goes Parisian while Noella Mingo lunches at The Woodman

Le Petit Parisien

16 Grove Lane SE5 8SY; 020 7703 9990

Dinner for two £50, excluding alcohol

CAMBERWELL IS many things to many people – an arts base, a gallery space, a place to swim, home of the Camberwell Beauty (that's the nymphalistic antiopa, to those who know their butterflies). But not many would associate this buzzy hub with fine French cuisine.

Enter Le Petit Parisien, which opened its doors around nine months ago. Named after a prominent French newspaper published until 1944, and with walls lined with French film posters, it's certainly very fitting for the area with its creative

influences. Don't let me give you the impression it's all a bit stuffy, as once you're inside, the pretty, understated décor and warm, friendly staff welcome you right in.

Nor is it style over substance. The food here is fantastic – worthy of central London, though thankfully without the price tag. We started with an onion soup (surely a good measure of any French establishment) topped with melted cheese and croutons, and a regional charcuterie with rosette de Lyon, terrine,

Bayonne ham, garlic sausage and pickles. Both fine choices.

For the main course, I ordered the roasted duck breast with wild mushrooms fricassee and homemade courgettes gratin. Rich but not overpowering and flavoursome but well-balanced, it was wonderful. The ever-carnivorous boyfriend had a homemade cassoulet with duck leg confit, Toulouse sausage and smoked pork belly with

coco beans, which, too, was given a hearty seal of approval.

It became apparent at this point that this place is pretty authentic, and indeed, both the owner and chef are French. Dessert, then, was a must, and we chose well with a lovely caramelised apple tart and rich chocolate ganache.

A must-visit.



The Woodman

110 Kirkdale SE26 4BG; 020 8699 9988

Sunday lunch is £9 for two courses

EVERY NEIGHBOURHOOD needs a good local boozer that does a great Sunday lunch, and we headed off to The Woodman in Sydenham in hope of finding just that.

We were welcomed warmly by both staff and regulars and sat by the roaring fire while we perused the menu. My dining companions ordered roast lamb with all the trimmings, while I, in support of all the veggies out there, opted for the vegetarian toad in the hole.

When our food arrived it was

beautifully presented and tasted every bit as good as it looked. The lamb, like all the meat served at The Woodman, comes from renowned local butcher William Rose and was succulent, full of flavour and expertly roasted. Each Yorkshire pudding was light and crispy and our selection of vegetables was cooked to al dente perfection.

As for my toad in the hole, it was wonderful and I'm embarrassed to say that not a morsel was left on my plate.

Mervyn Miller, The Woodman's owner, is proud of the pub's desserts and insisted we try a couple.

The sticky toffee pudding was everything that a comfort dessert should be; warm, sweet and oh, so moreish. I was determined to have just a taste of blueberry and apple crumble, but the combination of crunchy crumble and soft, succulent fruit was way too much for my

limited self-control.

In the six months since Mervyn has taken over, he has set about turning this atmospheric hostelry into a welcoming family pub that serves lovely homemade food. If our experience was anything to go by, he has achieved exactly that.



PHOTOGRAPHY BY DAMIAN PAUL DANIEL

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Sold!

Sell It Mama returns on 6 March for what has become their bi-annual event. Not only can you get your hands on second-hand baby goods ranging from clothes to prams, you can also meet local entrepreneurial mums including Beauty Bug's Yasmin Eddleston and Jo Paterson of Phoenix Cards. As an added bonus, there will be goodies from C is for Cake and savoury treats Brown & Green of BBC2's *The Restaurant*. 11am-3pm.

**Christ Church, 1 Highland Road
SE19 1DP. See www.sellitmama.com**



Telling tales

Keep your brood out of trouble this half term with The Crick Crack Club's *The Storytelling Season: Gods of Bronze and Iron*. Choose from *Viking Myths: Riding the Horse of Odin* (2-7 Feb), *Greek Myths: Snakes and Thunderbolts – The Gods and Goddesses of Mount Olympus* (9-14 Feb), and *Irish Myths: On the Heels of the Hound* (16-21 Feb). For ages 7+. £6.

**The Unicorn Theatre, 147 Tooley Street SE1 2HZ
020 7645 0560; www.unicorntheatre.com**

School daze

When choosing a school for your children, it's difficult to know where to start. Oakfield Preparatory School is making things a bit easier with a Senior School Exhibition on 6 March, from 10am-12.30pm. Last year, around 15 senior schools attended, giving parents the chance to meet heads and registrars and gather valuable information about what each establishment has to offer ahead of the autumn open-day season.

125-128 Thurlow Park Road SE21 8HP; 020 8670 4206





Girls' Day
School Trust

STREATHAM & CLAPHAM HIGH SCHOOL

JUNIOR

Junior Department Open Days 2010

Tuesday	9 March	2.00 pm
Saturday	8 May	10.00 am
Tuesday	15 June	2.00 pm

For more information please ring or email:

020 8674 6912 enquiry@shj.gdst.net

Wavertree Road Streatham Hill London SW2 3SR

www.gdst.net/streathamhigh



Girls' Day
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Thursday 11 March 2010 10.00 am

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www.rosemeadprepschool.org.uk

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Herne Hill School is a co-ed independent pre prep and nursery for 3-7 year olds. "For love, care and an excellent education" encapsulates the school's commitment to excellence and their belief that love and care are prerequisites for a top-quality education. Main entry is for ages 2+, 3+ and 4+, with excellent results at 7+. Open morning Sat 6th March 10am-12.30pm.

The Old Vicarage, 127 Herne Hill
SE24 9LY; 020 7274 6336
www.hernehillschool.co.uk



SYDENHAM HIGH SENIOR SCHOOL

Sydenham High Senior School is an independent school for girls aged 11-18. The school has an excellent track record for academic achievement, great extra-curricular opportunities and a reputation for helping girls maximise their potential. Do pay a visit. Admission for September 2010 is still open for some year groups. Call the admissions team on 020 8557 7011.

19 Westwood Hill SE26 6BL
020 8768 8000
www.sydenhamhighschool.gdst.net

JAMES ALLEN'S PREP SCHOOL

JAPS' biggest intake is at 4+, where there are 36 places available for girls, and at 7+ there are a further 12 places available. As the ISI Report 2008 said, "JAPS pupils develop into confident, knowledgeable and reflective young people... the quality of care is outstanding." Pupils have achieved 102 scholarships over the last four years at 11+, to JAGS and other senior schools. Open Morning: Saturday 9 October 2010, 10am-12.15pm

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15 Westwood Hill SE26 6BL; 020 8778 9558



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Children and parents may benefit from some additional support from time to time. The Vale Practice caters for children of every age, from early childhood right up to adolescence. There are osteopaths to deal with the growing pains and sporting injuries, and psychotherapists who specialize in children and adolescence – each of which brings its own physical, emotional and social difficulties. Call for further information.

64 Grove Vale SE22 8DT; 020 8299 9798
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www.thevalepractice.co.uk



VIRGO FIDELIS PREPARATORY SCHOOL

"Life at Virgo Preparatory School is interesting, challenging and fun," said one Year 5 pupil. As a Catholic school, Virgo Fidelis inspires every pupil with faith, hope, justice and love, creating a desire to learn and achieve. The children know what it is to live and learn in a multi-racial society and each child is valued as an individual, respected and treated fairly.

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228 Bromley Road BR2 0BS
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admissions@bishopchallonerschool.com
www.bishopchallonerschool.com



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54 Grove Vale SE22 8DY; 020 8693 9879
www.slmusic.co.uk



OAKFIELD PREPARATORY SCHOOL

Oakfield is a forward-thinking, rapidly developing school for children aged 2½-11. At Oakfield there is a buzz of excitement as young minds are inspired through an engaging and challenging curriculum. Fees are from £650pcm and 7+ and 8+ entrance examinations take place on Thurs 11 Feb and Fri 12 Feb.

125-128 Thurlow Park Road SE21 8HP
020 8670 4206



HORNSBY HOUSE

This happy, co-ed IAPS school has high academic standards and a wide and creative curriculum. Pupils are encouraged to become independent learners using a wide range of facilities including interactive whiteboards. Entry at 4+, 7+ and 9+. Music scholarships and bursaries available.

Hearnville Rd SW12 8RS; 020 8673 7573



DULWICH COLLEGE PREPARATORY SCHOOL

DCPS is an independent boys' prep school with a national reputation of excellence. The school has amazing facilities including four science labs, a music school, a studio theatre, two ICT suites, an art studio, 25 acres of playing fields and a six-lane, 23-metre swimming pool. As well as academic achievement, DCPS believes in the importance of extracurricular activities and runs more than 100 clubs.

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A fresh approach

CLARE KELLY meets
Ruth Curran Crawley and
Jo Watson of Stem Flowers



Ruth Curran Crawley (left) and Jo Watson.
Portrait by Clare Kelly



Writing about flowers requires a certain amount of restraint – it's easy to be seduced by the huge amount of one-liners on offer. Say it with flowers? Pick of the bunch? Floral tribute?

These all apply to Stem Flowers in Gipsy Hill, but it would be selling them short to suggest that's all they are.

Ruth Curran Crawley and Jo Watson formed Stem Flowers in 2003 after meeting at a resident's event in Gipsy Hill. They live on the same road and are firm friends as well as business partners. Spend just half an hour with them and their enthusiasm spreads to the point where you forget what time it is.

Specialising in flowers for weddings, civil ceremonies and events, Stem Flowers began as a small venture around the kitchen table and, as Ruth explains: "We both trained in floristry but had only really dabbled in it

before and wanted to start a business that would fit around our lives and our children." Jo adds: "We started doing small events but doing them well, so we approached local people and got some really lovely work which we completely enjoyed."

Weddings form a large part of their work, so surely they must come into contact with a few Bridezillas?

"It's not really like that," explains Ruth, "we look at the whole picture of the wedding – starting off with how the proposal happened and all the details. We don't just talk about the flowers, we listen to their problems and advise if we can." "On other occasions," says Jo, "we might base the whole theme around one detail such as an orchid and we keep on target with the budget they have."

Stem Flowers are now the recommended florist for several of the area's finest venues including Dulwich College and Beauberry House, and because they spend such a considerable amount of time there, the duo can offer a stress-free service which includes taking the flowers to the venue personally (they have, at times even been asked to

arrange the wedding cake: "That makes me a bit nervous," admits Jo).

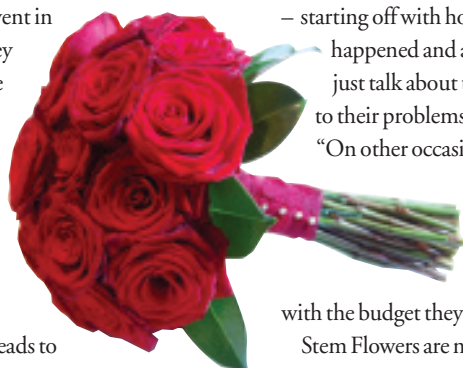
"We encourage those who come to us to use seasonal flowers and foliage," Ruth says. "We buy our flowers fresh and to order from New Covent Garden Flower Market."

So, how do they know if the flowers have gone down well? "When we go back to a venue to collect the vases and see all the flowers have been taken home by guests as mementoes, that's just the best sign – we love it when that happens," says Jo.

Fresh, honest and attentive – those qualities all apply to Stem Flowers.

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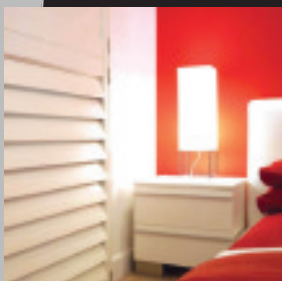
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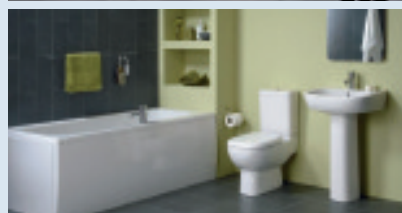
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Casual visitors to peaceful Dulwich Village probably don't associate the area with industrial-scale death, yet the inventor of the world's first proper, decent machine gun was once a resident. Sir Hiram Maxim also designed a widely-used mousetrap; scholars still wonder whether his inventions killed more mice or men.

Born in Maine, USA, as a child he was knocked over by the recoil of a gun, and rubbing his sore bottom he swore to find a way of using that force to automatically reload and fire it. He was to fulfill his vow after emigrating to England in 1882.

It helped 'open up' Africa for the British Empire; a Victorian nursery rhyme went: "Whatever happens we have got / The Maxim gun and they have not".

When Maxim died in 1916 it caused widespread bereavement in Europe. The gun made his fortune, but on other occasions he failed to patent his devices in time – mind you, inventors often come up with that one. He 'went ballistic' when Edison beat him to the patent office with a process for producing light bulbs. At least he got US Patent No 230,310 – an electric lamp with a famous M-shaped filament.

He began building a flying machine while living at Baldwyns Mansion, now part of Bexley Hospital. On 31 July 1894 his steam-powered Dumbo, 31 metres wide and weighing 3.62 tonnes, was



gates with stone pillars topped by American eagles. He took these when he moved to a house called Ryecotes at Dulwich Common, now buried somewhere under Dulwich & Sydenham Hill Golf Course.

Once, he announced in the local press that he'd been experimenting with a gun in his garden so the neighbours would be prepared – that kind of community spirit is now sadly missing in London's gunmen.

Other inventions included a medical inhaler for asthma, a gas-powered vacuum cleaner and a gun silencer later used in car exhausts, though by then he was totally deaf.

It's said that he had a dark side, but it cannot profit us to dwell on whether or not people were bigamous philanderers who preyed on young girls. And anyway, I want to save those details for the book.

Knighted in 1901, he said that the greatest monument to his work was the building of the largest lunatic asylum in the world (Bexley Hospital) at the site of his flying exploits.

Nowadays we don't talk about mental illness in those terms, but it was a good gag for that era.

He is buried at West Norwood Cemetery. ●

Felix Bennett is an illustrator and cartoonist. See www.felixbennett.com

History Boy

Dulwich Village was much less peaceful when Sir Hiram Maxim resided there, finds **FELIX BENNETT**

unveiled to a huge crowd. It ran on a railway track and briefly lifted off before crashing. He created 'Captive Flying Machine' fairground rides at Crystal Palace and elsewhere – the last one is still in use at Blackpool Pleasure Beach.

Maxim moved to Thurlow Lodge off Norwood Road which had enormous

TRAVEL

Eastern promise

VICKY SMITH heads to Egypt and finds there's much to explore on the Sinai Coast

The private beach of the Hyatt Regency Sharm el Sheikh

Hyatt Regency Sharm el Sheikh



SHARM EL SHEIKH

In recent years, Sharm el Sheikh has come into its own as a top tourist destination, the name becoming nearly as synonymous with Egypt as Cairo or Luxor. The experience here is far removed from that at said historical cities though, and the main draws are the beautiful beaches, year-round sunshine and, of course, scuba diving.

It's fair to say that once you delve below the Red Sea, the view is pretty spectacular, and opportunities to appreciate the coral reefs and sea life range from a glass-bottom boat trip for true novices, to full-on dive courses for the more adventurous.

From its location at the southern tip of the Sinai Peninsula, Sharm is also a great base for exploring other parts of Egypt – excursions to Luxor, Cairo, Petra and Jerusalem are all available – but there's enough going on nearby to keep most holiday-makers happy (go-kart racing, jeep safaris and camel expeditions are just some of the activities available).

Bustling Naama Bay is where most of the nightlife is, and there's a lively souk with a range of wares – some

worthwhile (pashminas, spices and oils) – some less so (that counterfeit Louis Vuitton-print mug seemed such a good idea at the time).

There are a host of hotels to choose from, ranging from basic to top-end resorts. The Hyatt Regency is a great base – it's pretty swish, with lush vegetation covering the grounds, first-class restaurants and luxurious rooms and suites. Not to mention three beaches, a private jetty, three pools, a kids' club, a river, lagoons... you get the idea. Children won't be bored and adults won't be either.

TABA HEIGHTS

In contrast to bustling Sharm, the purpose-built resort of Taba Heights, further up the coast, has a totally different persona. I was charmed by the tranquil atmosphere – if you're looking for some time-out, Taba is the place for you. Located at the north of the Sinai Peninsula, this picturesque resort is idyllic, flanked on one side by the cinnamon Sinai mountain range, and the Gulf of Aqaba on the other.

GETTING THERE

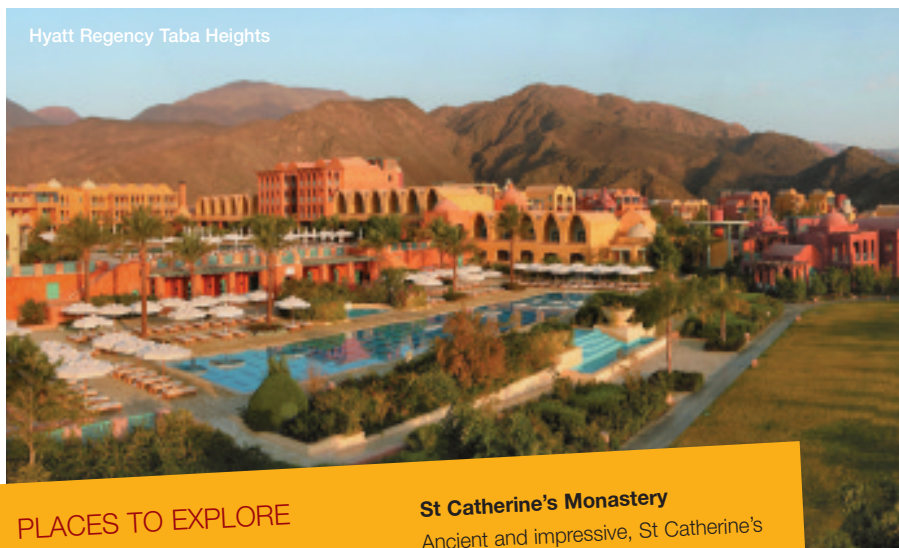
Longwood Holidays is offering seven nights half board at the 5* Hyatt Regency Taba Heights from £459 including a free upgrade to seaview room, 15% discount on all beverages and 25% discount on massage treatments and products or seven nights bed and breakfast at the 5+ Hyatt Regency Sharm el Sheikh from £549. To book or for more information call Longwood Holidays on 020 8418 2515 or visit www.longwoodholidays.co.uk

It feels pretty remote (despite being only a 40-minute drive from Taba airport), but there's a golf course, five kilometres of natural beaches, a town centre with shops, and a five-star water sports and diving facility, so once you're there, you don't really need to leave.

In terms of accommodation, there are five hotels in Taba Heights. We stayed at

the Hyatt Regency – an impressive, sprawling place designed to resemble an ancient Egyptian village. Service is first class and rooms and suites are comfortable, air conditioned and well designed. From the hotel's private beach, you can look out across the Gulf of Aqaba and see Jordan and Saudi Arabia beyond. Pretty exciting stuff. ●

Hyatt Regency Taba Heights



PLACES TO EXPLORE

Dahab

Dahab is a popular shopping, diving and windsurfing destination, offering lots of opportunities to pick up souvenirs and practice bartering, as well as a host of sea-front restaurants serving fresh fish.



St Catherine's Monastery

Ancient and impressive, St Catherine's is the oldest Christian monastery in existence (the site of the 'burning bush'), boasting a glorious collection of religious treasures. A fascinating place to visit, it's situated at the foot of Mount Sinai, popular with tourists who wish to visit the site where Moses is said to have received the Ten Commandments.

Longwood Holidays offer excursions to St Catherine's (including a lunch stop at Nuweiba, pictured left), and Dahab, from Taba Heights and Sharm el Sheikh.

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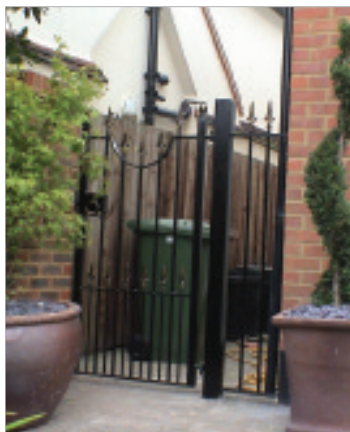
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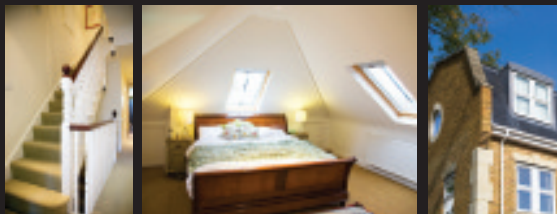




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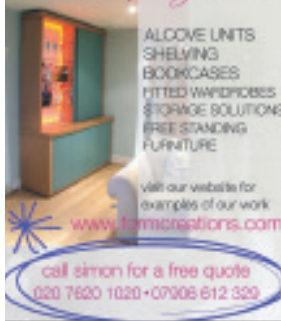
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Home front



STYLISHLY PRESENTED with neutral decor and just the right mix of modern and traditional, this Edwardian semi on Court Lane SE21 is right in the heart of Dulwich Village. Architraving over door frames, ceiling roses and fireplaces are just some of the original features. The front reception has a square bay window and the rear reception features doors to a 60ft mature garden. There's also a central bespoke kitchen, three double bedrooms and under-floor heating in the bathrooms. The loft has been converted into a further double bedroom with shower room. Dulwich Village Infants and Hamlet schools are nearby, too.

It's on the market for £1,150,000 from Spencer Kennedy on 020 8693 7835

Moving times

This month's local property market highlights

Smart money

MORTGAGE ADVICE BY NATHAN JONES OF ELYSIAN FINANCE

We all have friends on tracker mortgages paying next to nothing after aggressive interest rate cuts by the Bank of England. Most economists, however, predict rate rises over the next five years. The problem is none of them agree by how much. By 2015, Deutsche Bank predicts 4.5% and Reuters 2%. The dilemma is the balance between affordability and risk. Are you prepared to risk double the interest rate now, for potential future savings, safe in the knowledge your mortgage will always be affordable? There is no one-size-fits-all answer; it depends on your risk profile, budget and current and future circumstances. Make sure the advice you receive reflects your individual circumstances.



Avington Grove SE20

This semi-detached house has five double bedrooms and four reception rooms, making it perfect for a big family. Light and spacious, it offers period features such as stripped-wood flooring and fireplaces, and also features a kitchen/dining room and two bathrooms. The property is also close to Penge East and Penge West stations.

Make it yours for £624,950 from Kinleigh Folkard & Hayward on 020 8699 1596

Church Terrace SE13

This newly built semi-detached house, just a short walk from Blackheath Village and station, offers up two new homes – Leeway and Leaside. The two-bed properties each feature a bespoke kitchen, front-facing balcony and curved glass, stainless steel staircase balustrade, luxury bathroom and secure gated off-street parking.

£650,000 from Winkworth (020 8852 0999)



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Lordship Lane, SE22

£320,000 L/H

A beautifully presented ground floor period conversion set in the heart of East Dulwich. Within walking distance of the new Sainsbury's and the bars and restaurants of Lordship Lane. Further benefiting from a lengthy lease and a private garden, this property needs to be seen ASAP.



Giles Coppice, SE19

£1,400 PCM

Stunning newly refurbished three-bedroom modern house. This house has been restyled to offer open plan Lounge and Kitchen/Dining area and features folding doors to the whole of the back wall leading directly to the 12m private mature rear garden. Off-street parking and garage to the front.



More properties urgently required



PROPERTY IN
.com



Sterling Place, SE15

£429,950 F/H

Newly built, four bedroom house with all the benefits of modern design and with low maintenance and low running costs in mind. The facade compliments the original Victorian terrace and the presentation of the property is to a very high standard.



Jennings Road, SE22 9JU

£575,000 F/H

This spacious modern freehold house offers four double bedrooms, two ensuite shower rooms and a family bathroom. Built circa 2001 with 2 years of NHBC guarantee to run. Private rear garden with a useful covered side access are for storage. The impressive breakfast room has been featured in a national magazine.

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Picketts Terrace, SE22

£495,000 F/H

Modern town house with accommodation set over 3 floors. Offering open plan lounge, dining area, sun room and well fitted kitchen with integrated appliances. French doors offering access from both the landing and bedroom take you out to a walled roof terrace with fantastic views over Dulwich and London.



Constance Court, SE15

£850 PCM

Newly refurbished ground floor purpose built flat, offering two double bedrooms, modern bathroom and newly fitted kitchen. This property has carpets and an entryphone system. There is a parking space and communal gardens to the rear. Less than 5 minutes walk to Peckham Rye BR



More properties urgently required



PROPERTY IN
.com



Perry Rise, SE23

£329,950 F/H

Newly refurbished end of terrace freehold house with two double bedrooms, nursery/study, modern bathroom, plus separate lounge to the front, open plan dining room/ fitted kitchen leading to a conservatory to the rear. There is a private 15m (50') rear garden and off-street parking space to the front.



Conway Court, SE22 £220,000 Share of F/H

Refurbished two-bedroom ground floor purpose built flat. Open plan lounge with newly fitted kitchen with integrated appliances, modern bathroom and a large main bedroom. There is also a useful utility area. There are lawned communal gardens to the rear.



East Dulwich Road, SE22

£899,950 (Freehold)

Large is by far the best way to describe this impressive property. Set over 5 floors, lots of rooms, a gross internal area in excess of 3000sqft and a 150ft rear garden. Near to the main road by the Green, it is a short walk to East Dulwich station and Lordship Lane with its parade of shops, bars and restaurants.



Gabriel Street, SE23

£430,000 (Freehold)

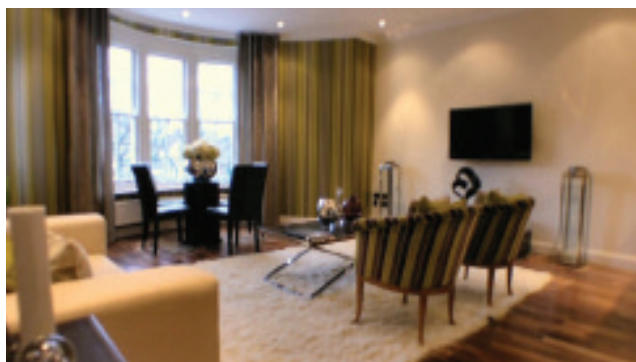
Charming 3 bedroom terraced house, conveniently located for Honor Oak Park Station. Complete with 3 reception rooms, 3 double bedrooms, large family bathroom and private rear garden. Internally finished to create a warm and welcoming home, with plenty of period features.



Overhill Road, SE22

£375,000 (Leasehold)

1st floor, three bedroom apartment in the old 'Rockbank Hotel' - recently converted into a gated development of luxury apartments. This particular apartment enjoys direct access to its own garden at the rear and en-suite shower room to the master bedroom. Good transport links for the City.



Cabrini House, SE23

Starting from £275,000 (Leasehold)

Cabrini House is a collection of newly built, contemporary designed apartments with a luxury specification. Forming part of an imposing Grade II listed building housing a total of fourteen apartments. Located within a 10 minute walk of Honor Oak Park station providing quick access into central London, with the East London Line coming later this year.



Nigel Road, SE15

£1550pcm

A smart, terraced Victorian home in great decorative order throughout, with open double reception room and 3 double bedrooms, providing comfortable living for families or sharers. Close to the Bellenden Rd conservation area with local shops close by. Peckham Rye station is an approx 5 minute walk.



Honor Oak Rise, SE23

£1100pcm

selection of 2 bedroom apartments all built to a high specification with en-suite shower room to the Master and 3 piece bathroom suite. Within a 10 minute walk of Honor Oak Park station, this development is proving to be popular, early viewing recommended.



Ferndene Road, SE24

This truly spectacular two bedroom garden flat has been skillfully crafted from the entire ground floor of this stunning Edwardian House. With uninterrupted views over the beautiful Ruskin Park and beyond, the property boasts the proportions, height and elegance of this grand era including a 19'11" reception, and an 18'2" master bedroom. The property retains a wealth of original features and includes solid wood flooring throughout giving a seamless, top end finish.

£380,000 Leasehold



Ruskin Park House, SE5

This amazing three double bedroom apartment commands an enviable position within this prestigious mansion block development. The property boasts a unique, 37' triple aspect living space with cylindrical bay and sweeping views over beautifully manicured communal gardens. Ruskin Park House is a peacefully tucked away development only minutes walk from a variety of transport links.

£310,000 Leasehold



Deronda Road, SE24

This beautifully presented two bedroom split level flat occupies the upper part of an attractive Victorian semi-detached house. The property has recently been upgraded by the present owner to include a beautifully fitted kitchen and bathroom. There is also a private section of garden. Deronda Road sits within a popular enclave of Victorian streets close to the ever popular Brockwell Park and both Herne Hill and Tulse Hill centres are close by.

£250,000 Leasehold



Brantwood Road, SE24

This stunning family home is believed to date back to 1930 and has been lovingly maintained to preserve its original integrity while also offering clean modern living. Its generously sized and naturally flowing lay-out provides a grand entrance hall, four good sized bedrooms, two large reception rooms, nicely fitted kitchen, garage and additional off street parking. Brantwood is considered as one of Herne Hill's premier addresses and is easily accessible to all amenities.

£649,950 Freehold



Kennington Road, SE11

This stunning duplex apartment sits in the heart of the hustle and bustle of Kennington. The property has recently been refurbished to the highest of standards to include granite work surfaces to the kitchen, beautiful stripped and polished floorboards, a high spec shower room and a private courtyard garden. The facilities and transport for this location speak for themselves, but the flat is set back enough to offer the perfect retreat.

£325,000 Leasehold



Springhill Close, SE5

This three bedroom modern terrace house offers bright and spacious living accommodation arranged over two floors and boasts a secluded garden entrance and private parking. Springhill Close is a quiet backwater yet is ideally located just a short distance from Denmark Hill mainline station, Ruskin Park, Kings College Hospital and countless bus routes, recreational and shopping facilities.

£320,000 Freehold



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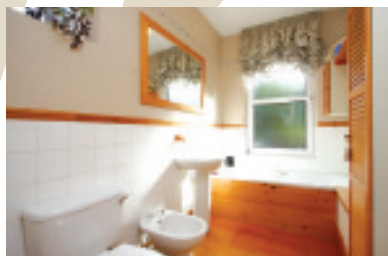
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CANONBIE ROAD, SE23 3AW – £699,950 FREEHOLD

An impressive hunk of a house perched on top of one of London's highest hills with stunning views over the London skyline. This 5 double bedroom house is in good decorative order and briefly comprises driveway, large rear garden, entrance hall, cellar, kitchen breakfast room, double reception room, 3 bathrooms one of which is a en-suite and a study area on the top floor with the views over London. Canonbie Road is in a convenient location, the nearest stations are Forest Hill and Honor Oak, both of which are going to be connected to the East London Line tube extension in 2010. There is also an array of amenities on Forest Hill Road such as a grocers, a Co Op, a post office, pubs restaurants and cafes, finally the open green spaces of Peckham Rye Park is just down the road.

February Sales



pickwick estates



OVERHILL ROAD, SE22 £895,000 FREEHOLD

If you are looking for space this lovely detached Victorian house is for you. Sitting proudly on Overhill Road the house is set on three floors and offers an abundance of space, also benefiting from a front garden with off street parking for two cars and a wide 100ft rear garden with a large patio area.



UPLAND ROAD, SE22 £799,950 FREEHOLD

If you are looking for a big garden then look no further! This beautiful five bedroom Victorian terrace house has probably one of the largest gardens in the street! The house also benefits from a garage and off street parking.



MOUNT GARDENS, SE26 £500,000 FREEHOLD

Pickwick Estates are proud to offer this enchanting 2/3 double bedroom, detached cottage, built Circa 1832 the cottage resembles something out of a fairy tale! This beautifully and well maintained property is set in the most idyllic, private and picturesque location.



UPLAND ROAD, SE22 £825,000 FREEHOLD

Offered to the market in Show Home condition is this utterly lovely Victorian House which has been skillfully extended and refurbished within the last 2 years. A grand entrance hall beckons you to the ground floor reception rooms which include a double reception room with period detailing and an enormous kitchen breakfast/ family room.



CHATSWORTH WAY, SE27 £779,950 FREEHOLD

Space and light is the name of the game with this Victorian gem of a house! Having been beautifully extended and maintained by the current owners the accommodation in brief comprises; an elegant double reception room with period detailing, a separate dining room which in turn leads to a contemporary kitchen.



IVYDALE ROAD, SE15 £409,950 FREEHOLD

Stood proudly on Ivydale Road, close to the green open spaces of Peckham Rye is this handsome end of terrace house that has been the subject of a recent light refurbishment. The house had been partially adapted for a disabled person but could be converted back very easily.

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Property of the Month



WOODWARDE ROAD, SE22 £3000 PCM

Available Early March

A perfect example of a typical Edwardian family home in Dulwich. 2 Reception rooms, 4 Bedrooms, Family Bathroom, en-suite shower room, 2 reception rooms, Kitchen, Breakfast Room, Front and rear garden. Situated in a very desirable Road in Dulwich, close to good transport links into the city and west end and all local amenities. Catchment area for the village schools and Dulwich Park



WOODWARDE ROAD, SE22 £2950 PCM

Available February

A stunning Edwardian family house which has been substantially extended to offer spacious and well proportioned living accommodation consisting of 5 double bedrooms, 3 reception rooms, 2 bathrooms and a fully fitted kitchen breakfast room. The property also benefits from a mature south west facing rear garden. The house is well located on this popular tree lined street and within walking distance of Dulwich Village.

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February Lettings



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COLEMAN ROAD, SE5 £1600 PCM

Calling all you Camberwell Arts College lovvies! We are delighted to offer to the market this recently refurbished Victorian House, located on a quite street in the heart of Camberwell. The house offers perfect accommodation for sharers which includes, 2 reception rooms, an eat in Kitchen, 3 DOUBLE bedrooms and a lovely rear garden.



HEBER ROAD, SE22 £1000 PCM

Recently refurbished 2 double bedroom grounds floor flat on this popular street in the heart of East Dulwich. The property briefly comprises reception room, kitchen breakfast room, light well patio, bathroom and 2 double bedrooms. AVAILABLE IMMEDIATELY



BUXTED ROAD, SE22 £1300 PCM

You cant get a better location than this! East Dulwich Station, Denmark Hill station, Sainsbury's, The Hamlet Gym, Lordship Lane and Goose Green are all within close proximity meaning you will never have to go far for anything!



HOWARD COURT, SE15 £950 PCM AVAILABLE IMMEDIATELY

Perfectly located overlooking the green spaces of lovely Peckham Rye is this delightful 2 bedroom (1 double, 1 single) ground floor mansion apartment that has been the subject of a thorough renovation by the current owners. AVAILABLE IMMEDIATELY



DARTMOUTH ROAD, SE23 £850 PCM

Newly refurbished large one bedroom flat on the first floor of this period conversion, the property briefly comprises large reception room, kitchen, double bedroom and an un-demised roof terrace. Conveniently located for Forest Hill station and local amenities. AVAILABLE IMMEDIATELY



NUTFIELD ROAD, SE22 £1650 PCM

Having been the subject of an A1 refurbishment by the current owners, we are delighted to offer to the market this well laid out and thoughtfully extended Victorian terrace. The ground floor offers a double width kitchen breakfast room with all the mod cons. AVAILABLE IMMEDIATELY

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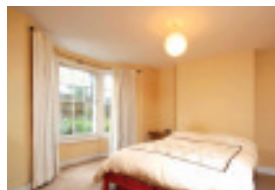
Rodwell Road, SE22

£1500 per month



Large three bedroom house located in central East Dulwich. The house is laid out over three floors and has a double reception room, modern kitchen/dining room, three double bedrooms and bathroom with separate shower. The garden is lawned with a sizable patio area, ideal for summer entertaining. The house is just moments from the buzz of Lordship Lane.

- Great Location
- Three Double Bedrooms
- Spacious Living Room
- Wood Floors
- Garden
- Available Feb



Overhill Road, SE22 £1200 per month



Stunning penthouse apartment with panoramic city views. The flat boasts two double bedrooms, bathroom with shower, spacious living room, dining room and fitted kitchen.

- Balcony
- Solid Wood Floors
- Storage
- Unfurnished
- Garage

Friern Road, SE22 £1000 per month



Brand new development of three flats. This one bedroom flat has been finished to the highest of standards and offers a gorgeous open plan kitchen/living room with double height ceilings and oak flooring.

- Video Entry
- Wardrobes
- Wine Cooler
- Parking
- Bathroom

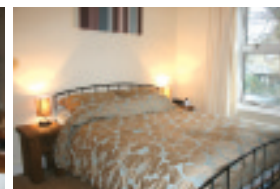
Surrey Road, SE15

£850 per month



Gorgeous one bedroom first floor flat with beautiful open plan living room/kitchen/dining room. The flat is beautifully presented throughout and offers spacious accommodation throughout. The bedroom has built in fitted wardrobes and bathroom boasts a shower over the bath. A must see for a couple or individual who wants to show off to their friends.

- One Bedroom
- Large Modern Kitchen
- Dining Area
- Spacious Reception
- Fitted Wardrobes
- Available Feb



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Crystal Palace Road, SE22

£699,950 F/H

A very impressive and substantial villa style semi detached house. Exceptional living space with a particularly elegant double reception room and massive kitchen dining room. This stylish house is beautifully presented throughout. Also a superb garden.

- THREE BEDROOMS
- OFFICE
- MASSIVE KITCHEN
- ELEGANT LIVING ROOM
- LARGE GARDEN
- STYLISH
- BEAUTIFULLY PRESENTED
- GREAT LOCATION



Copleston Road, SE15 £299,950 L/H

A very well presented 2 bedroom first floor flat in a great location. The good-sized reception room and kitchen/dining room offer generous living space. Long lease and low overheads.



Marsden Road, SE22 £339,950 L/H

A substantial 2 bedroom Victorian conversion flat. Both bedrooms, kitchen breakfast room and living room are particularly spacious. Great split level layout. Long lease. Brilliant location.



Nutfield Road, SE22

£515,000 F/H

A very stylish and particularly well finished 3 bedroom house in a superb East Dulwich location. The living room is extremely spacious and beautifully decorated with handsome solid oak flooring. The bedrooms are also stylish and have a charming feel.



- VICTORIAN
- THREE BEDROOMS
- STYLISH
- EXCELLENT FINISH
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- 25' GARDEN
- GREAT LOCATION

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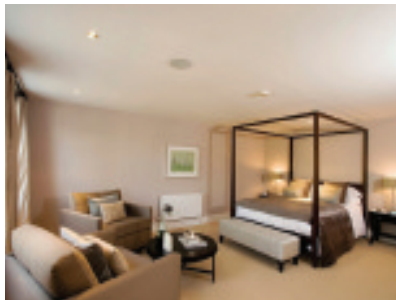


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Sales



Sydenham SE26 £275,000 F/H
Stylish three double bedroom house located conveniently for Sydenham station. Includes a beautiful open plan living space with solid walnut flooring, modern high gloss kitchen, downstairs WC, family bathroom and a secluded courtyard garden.
Sydenham - 020 8776 7070



Camberwell SE5 £1,425,000 L/H
Sitting proud in South East London's most fashionable address, 'Camberwell Grove', this newly built Georgian Style townhouse blends it's classic exterior with a divine interior layout and specification
Peckham Rye - 020 7771 6777



Camberwell SE5 £580,000 F/H
Stunning three double bedroom period house offering generous living space and many original features. Further benefits are 31ft through lounge and 35ft rear garden. The property is located just off of Camberwell New Road.
Dulwich - 020 8516 3666



Anerley SE20 £169,950 L/H
Well presented first floor conversion flat located conveniently for all local amenities and 0.2 miles to Anerley Station and 0.3 miles to Crystal Palace station. Accommodation includes lounge, modern kitchen and bathroom and bedroom with built in wardrobes.
Sydenham - 020 8776 7070



Camberwell SE5 £464,950 F/H
As part of the prestigious Camberwell Grove development, this airy two bedroom apartment offers spacious accommodation and a clean, contemporary interior. With under floor heating, specialist designed lighting and beautiful Italian fully fitted kitchen
Peckham Rye - 020 7771 6777



Dulwich SE22 £279,995 L/H
Newly converted top floor period conversion with two bedrooms, lounge, fitted kitchen and modern bathroom. Stylishly presented throughout. The property is in a good location and within walking distance of Peckham Rye Park.
Dulwich - 020 8516 3666

Lettings



Sydenham SE26 £875 PCM
Very well presented two double bedroom Victorian conversion near Sydenham station. Neutrally decorated, large modern open plan kitchen/ lounge, bathroom with shower. Original sash windows and fireplaces, GCH and ample storage.
Sydenham - 020 8776 7070



Camberwell SE5 £2000 PCM
Colossal four double bedroom apartment on a top street close to Denmark Hill Station. Further benefits include a stylish bathroom and an amazing 'wet rooms'. Close to shops, supermarkets and great pubs.
Peckham Rye - 020 7771 6777



Dulwich SE22 £1150 PCM
Situated close to Peckham Rye park is this split level maisonette. Accommodation comprises large lounge with wooden flooring, fitted kitchen, two double bedrooms, three piece bathroom suite and a study. There is also a private rear garden.
Dulwich - 020 8516 3666

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Clive Road, SE21

Asking Price £475,000 Freehold
A mid-terraced period family home with a double reception, three good size bedrooms and west facing garden.
3 Bedrooms | Double Reception Room | Kitchen | Utility Room | Conservatory



Hollingbourne Road, SE24

Asking Price £1,295,000 Freehold
A superb five bedroom double-fronted family house situated on a popular residential street in the "North Dulwich Triangle".
5 Bedrooms | Bathroom | Ensuite Bathroom | Double Reception | Dining Room | Kitchen/Breakfast Room | Garden | Utility Room



Tulse Mere Road, SE27

Asking Price £450,000 Freehold
A lovely end of terrace family house situated in a pleasant residential street on the borders of West Dulwich and West Norwood.
3 Bedrooms | Reception Room | Dining Room | Kitchen | Large Playroom | Bathroom | Separate WC | Downstairs WC | Garden



Half Moon Lane, SE24

Asking Price £250,000 Leasehold
A two bedroom flat situated in this sought after location.
2 Bedrooms | Reception Room | Kitchen | Bathroom



Walkerscroft Mead, SE21

Asking Price £499,950 Freehold
A lovely four bedroom townhouse in this popular location in West Dulwich within easy reach of West Dulwich station and Dulwich Village.
¾ Bedrooms | Reception Room | Kitchen | Utility Room | Study | Bathroom | Downstairs WC | Garage | Garden



Forest Drive, Keston, BR2

Asking Price £2,950,000 Freehold
A fabulous five bedroom detached family house located in the prestigious and secluded private Keston Park estate.
5 Bedrooms with ensuite bathrooms | 2 Reception Rooms | Study | Kitchen/Family Room | TV/Games Room | Swimming Pool



Dewar Street, SE15

Asking Price £199,950 Leasehold
A one bedroom first floor purpose built flat presented in good decorative order throughout.
1 Bedroom | Bathroom | Reception Room | Kitchen | Parking



Cator Road, SE26

Asking Price £1,100,000 Freehold
An exciting opportunity to purchase a property in one of the most prestigious roads in Sydenham.
6 Bedrooms | Bathroom | 2 Shower Rooms | 4 Reception Rooms | Study | Cloakroom | Kitchen | Conservatory | Cellar | Garage | Garden | Eaves Storage | No Chain



Druce Road, SE21

Asking Price £899,950 Freehold
A handsome Edwardian property that has been thoughtfully and beautifully presented throughout.
3 Bedrooms | Bathroom | 2 Reception Rooms | Kitchen | Utility Room | Cellar | Garden


Revelon Road, SE4
£319,999
New Cross 020 7639 1103
newcross@your-move.co.uk

Your Move are pleased to offer for sale this three bedroom period family home. Situated in a popular residential road close to all local amenities including shops, schools and station. Step inside the property to find spacious living accommodation comprising of entrance hall, approximately 25' through lounge diner, fitted kitchen with access to a well kept 60' garden. Upstairs you will find three bedrooms and a family bathroom/WC. Benefits to include gas central heating and double glazing. Early Vacant Possession and Viewing Recommended.


Brocklehurst Street, SE14
£340,000
New Cross 020 7639 1103
newcross@your-move.co.uk

We are pleased to offer to you this three bedroom period property family home situated in a residential area of Hatcham Park conservation area in New Cross Gate. This mid terraced property comprises of:- Two reception rooms, three double bedrooms, refitted kitchen with access to the garden which is approximately 30ft in length. The property is less than half a mile to New Cross Gate and also within access to various bus routes towards Old Kent Road, Elephant and Castle. The property has been refurbished and early viewing is highly recommended.


Friern Road, SE22
£650,000
Dulwich 020 8299 3711
Dulwich@your-move.co.uk

Your Move East Dulwich are delighted to present this four bedroom mid terrace period house set over three floors in East Dulwich. The property retains some period features, has a through lounge with wood dividing doors, two bay windows to front, cellar, present rear garden and kitchen diner. It is located within a close proximity to local schools, shops and facilities. Viewing is with vendors sole agents Your Move.


Hollydale Road, SE15
£350,000
Dulwich 020 8299 3711
Dulwich@your-move.co.uk

Your Move East Dulwich are delighted to market this recently refurbished three double bedroom period terrace house set on a popular residential road in Nunhead. The property benefits from a new kitchen/diner, through lounge, downstairs bathroom with under floor heating and has been redecorated to a good standard. It is to be sold with the benefit of no onward chain. Viewing is with Your Move.

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Tintagel Crescent, SE22, £439,950
freehold

A beautiful Victorian 2 bedroom half house situated in the heart of East Dulwich. 2 double bedrooms, refurbished modern kitchen and bathroom, lovely large reception with period fireplace and stripped wood floors, dining room and private garden.



Holmes Close, SE22 £499,950
freehold

A very well presented 3 double bedroom, 2 bathroom, three storey townhouse, situated in a modern development in the heart of East Dulwich. The property is within close proximity to the amenities along Lordship Lane and Bellenden Road.



Lacon Road, SE22 £550,000
freehold

Fantastically located 3 bedroom Victorian house in the heart of East Dulwich just off the popular North Cross Road. The property offers charm, character and period features as well as good living space. This house benefits from double reception, kitchen diner and 2 bathrooms.



Jennings Road, SE22 £550,000
freehold

A large four bedroom, three bathroom modern semi detached house. Very well presented with a modern kitchen diner, two receptions and private garden. Close proximity to local schools, parks and transport links to central London.



Worlingham Road, SE15 £565,000
freehold

Great opportunity to acquire a family home in the heart of East Dulwich. Ideally for a client looking for potential and not afraid of work. The property currently is arranged as 3 bedrooms, 3 receptions, additional loft space and 30 ft west facing garden.



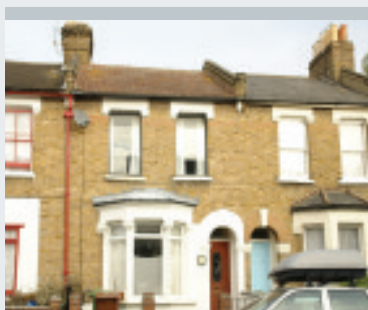
Heber Road, SE22 £279,950
leasehold

Two bedroom flat situated in the old coach house on Heber Road. The property offers a modern kitchen diner, reception, double bedroom, single room and bathroom. It is well located in a very central location close to Dulwich Park, Lordship Lane & transport links.



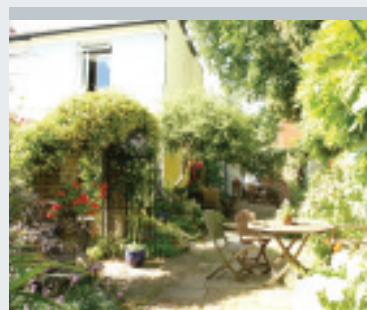
Keston Road, SE15 £379,950
Share of Freehold

A bright 3 double bedroom flat offering a large amount of living space arranged over three floors. Reception with wood floors, 3 double bedrooms, modern bathroom and en suite, large kitchen diner, and private roof terrace. Close to the amenities of Lordship Lane.



Goodrich Road, SE22 £410,000
freehold

Charming 2 bedroom Victorian House located on this popular residential street in East Dulwich. The property comprises 2 double bedrooms, double reception, kitchen, bathroom and private rear garden. Within the catchment area for local schools and transport links to London.



Choumert Square, SE15 £349,950
freehold

Unique and charming two bedroom Cottage located in this delightful oasis...One of Peckham Rye's best kept secrets. The close has a truly fantastic community feel and benefits from a communal garden.



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Acre Lane, Brixton



A one double bedroom apartment arranged over two floors with a private garden. Internally you are presented with a well proportioned bedroom overlooking the garden, on the lower ground floor there is a reception room with access to the garden, a modern three piece bathroom suite and a recently fitted kitchen with integrated oven and hob. Further benefits include a private patio garden, recently fitted GCH and no onward chain. Located within a 1/3 of a mile from Brixton tube station (Victoria Line) and the vibrant shopping and nightlife Brixton is famous for. An early inspection is highly recommended.

£160,000 To be advised

Chester Court, Lomond Grove



A large one bedroom apartment within a Victorian Mansion block. Once inside this well maintained building you are presented with a property full of character. The apartment has been lovingly restored but retained its period charm. The property features a large reception room with high ceilings and sash windows, one double bedroom, a modern fitted kitchen/diner with butchers block worktops, a contemporary bathroom suite with a separate W.C and private parking. Located within a 1/4 of a mile from Camberwell Green for amenities and buses serving the City and the West End-An internal inspection is highly recommended.

£199,950 Leasehold

Lilford Rd, Camberwell



A grand Victorian four bedroom family home with a wealth of period features and generous living accommodation throughout. Internally you are presented with a spacious reception room with high ceilings, ornate cornicing, a ceiling rose and the trademark bay windows, a dining room with access to the garden, modern fitted kitchen with ample space for dining and access to a very pretty garden. On the first floor there are three impressive bedrooms with an 18ft master bedroom and a W.C. On the third floor you will find another large double bedroom and a recently fitted family bathroom.

£419,999 Freehold

Spicer Close, Brixton



This very well presented one bedroom apartment offers generous living accommodation throughout and has a private 20ft patio to boot. The property has been lovingly maintained and every room has been neutrally decorated, especially the kitchen where there is a modern fitted kitchen with lots of integrated appliances and a breakfast bar. The bedroom measures in excess of 16ft, there is a very bright and well proportioned reception room with direct access onto a private patio, a three piece bathroom suite lots of internal storage.

£159,999 Leasehold

Sutherland Square, London



A rare opportunity to live in the exclusive Sutherland Square, a conservation area which is steeped in history and tucked away from all the hustle and bustle. This is a substantial house which the current owners have lovingly refurbished with a 'no expense spared' approach. Enter the property to find a wide hallways with beautiful cornicing, a grand reception room measuring in excess of 26ft, there is a wonderful fully equipped integrated kitchen diner. As if that wasn't enough there is a designer garden which has been landscaped to include lots of mature plants and shrubs but is by des

£739,950 Freehold

Peckham Rd, Camberwell, SE5



A rare opportunity has arisen for you to own a truly unique two bedroom apartment where stylish city living without paying stylish city money is the order of the day. Located on the second floor of a converted Piano Factory, which was originally built in 1913. The Piano Factory is synonymous with style & sophistication and these properties are rarely available so you will need to move quickly to avoid certain disappointment.

£350,000 To be advised

129 Bellenden Road, London SE15 4QY
020 7732 4330



Blenheim Grove, SE15 £319,000

2 bedroom home with a huge wrap around garden close to primary schools and Peckham Rye Station



Sumner Road, SE15 £255,000

3 bedroom house with off street parking in Central Peckham



Blenheim Grove, SE15 £335,000

Lovely 3 bedroom home with garden near Peckham Rye Station



Lyndhurst Way, SE15 £525,000

Rental property achieving over £24K pa with permission to convert into 2 flats

1% + VAT
Sole Agency



Choumert Road, SE15 £249,950

Fantastic 2 bedroom apartment with great views located round corner from Bellenden Road



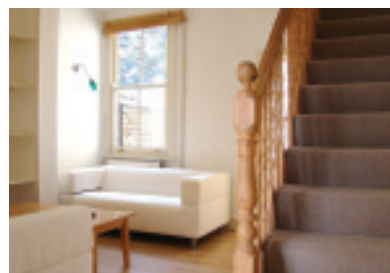
Ulverscroft Road, SE22 £235,000

1 bed room split level conversion, near Lordship



Consort Road, SE15 £245,000

3 bedroom split level maisonette with 3 bedrooms and patio garden



Fenham Rd, SE15 £319,000

3 bedroom and 2 reception rooms semi detached cottage near primary school



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Crystal Palace Road, SE22 £175,000

A fantastic first time buyers flat situated just a few minutes walk from Lordship Lane. Ideal for local transport into town. To the front of the property is a reception room and kitchen, and to the rear a double bedroom and bathroom. Situated in a large Victorian house.

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Altima Court, SE22 £309,950

Bushells are pleased to offer to the market this beautifully presented two bed, two bath apartment in the highly sought after Altima Court development. Superbly located just moments from Lordship Lane and a few minutes from East Dulwich station. The property would make an ideal first time buy or rental investment. Added benefits include off street parking, a large balcony and lots of storage.

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Landells Road, SE22 £435,000

Bushells are pleased to offer to the market this stunningly beautiful 2 bedroom Victorian house. Arranged over two floors, the property briefly comprises of two double bedrooms, huge bathroom with separate shower, modern kitchen, large through reception & big rear garden. Close to the shops & bars of Lordship Lane.

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Strata Court, Solway Road SE22 £299,995

Tucked away off of East Dulwich Road & just minutes from Lordship Lane is this well located top floor two bedroom apartment. Comprising of a large reception room, with French doors and Juliet balcony, modern kitchen, contemporary bathroom and two large double bedrooms. The property would make an ideal first time buy.

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Silvester Road, SE22 £650,000

An immaculately presented four bedroom Victorian house in a great location in East Dulwich. Offering spacious accommodation over three floors the property briefly comprises of 4 double bedrooms, a large family bathroom with separate shower & slipper bath. Through reception with period style fireplaces & lovely modern kitchen with butler sink and separate utility area.

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Therapia Road, SE22 £299,995

A stunningly beautiful two bedroom split level apartment on a sought after Road in East Dulwich. Arranged over two floors, the property briefly comprises of two large double bedrooms, a beautiful modern bathroom and contemporary open plan living room/ Kitchen. With lots of natural light and neutrally decorated throughout this would be an ideal first time buy or rental investment.

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Hill Court Road, SE22 **£575,000**

A beautifully decorated 4 bedroom End of Terrace Victorian house with stunning views. This lovely family house offers fantastic living space with a large kitchen area and a separate reception room, 4 bedrooms one with en-suite and a family bathroom. Great local primary schools transport links shops and restaurants.

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Bawdale Road, SE22 **£699,000**

Bushells are pleased to offer to the market this beautiful presented four bedroom Victorian Terrace on one of East Dulwich's premier Roads. Comprising of a bright and spacious through reception room, well presented and equipped kitchen, four great sized bedrooms, one with Juliet balcony, two beautiful bathrooms, downstairs toilet and landscaped rear garden. just a stones throw away from Lordship Lane and minutes from East Dulwich BR. this would make an ideal family home.

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Thinking of letting?

January has brought record numbers of tenants registering and properties are urgently required to meet demand.

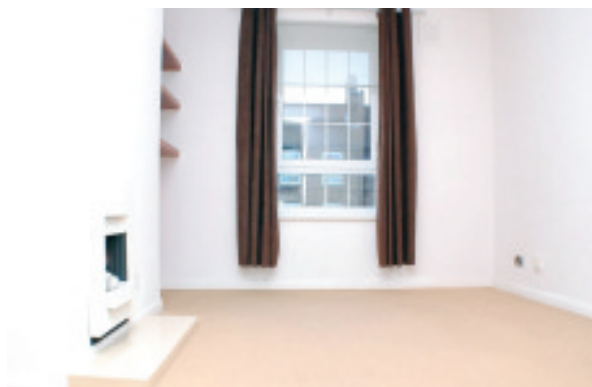
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Turnham Road, SE4 **£173pw**

A well presented second floor purpose built flat comprising of a spacious open plan kitchen/reception room, double bedroom and an added benefit of off street parking. Located close to Brockley BR station and bus routes.

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Derwent Grove, SE22 **£219 pw**

This lovely top floor split level Victorian conversion flat is within a few moments from East Dulwich BR station and Lordship Lane. Comprising of one double bedroom, a spacious reception room and a modern bathroom and kitchen.

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Melbourne Grove, SE22 **£225 pw**

We are pleased to offer this delightful first floor flat offering a lovely reception room, one double bedroom, fitted kitchen and a modern bathroom. Set in an excellent location close to East Dulwich BR station.

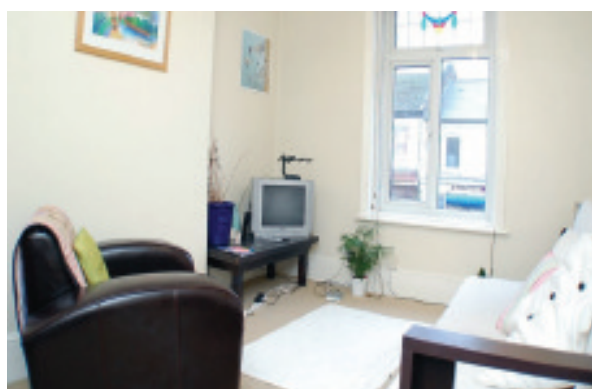
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Finsen Road, SE5 **£254 pw**

A stunning Victorian converted flat which boasts many original features. Comprising of one double bedroom, an impressive 26ft open plan kitchen/reception room, a modern bathroom suite, conservatory and a pretty private garden.

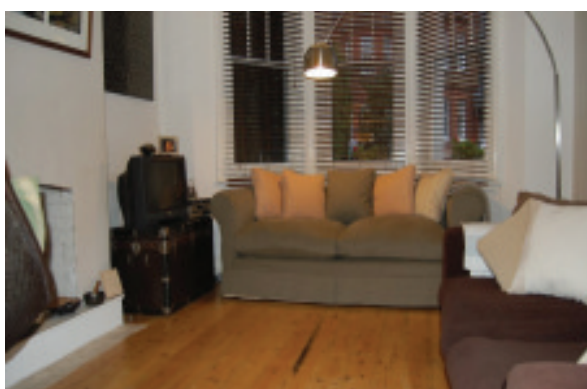
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North Cross Road, SE22 **£265 pw**

Situated in an excellent location in the heart of East Dulwich is this stunning split level Victorian flat benefitting from two bedrooms, bright reception room, fully fitted kitchen and modern bathroom suite.

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Therapia Road, SE22 **£335 pw**

A unique ground floor Victorian conversion flat located on a quiet residential road. This property boasts three bedrooms, spacious kitchen, bright reception room, three piece bathroom suite, a 30ft garden and off street parking.

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COLLEGE ROAD SE21

£4,950,000 *Joint Sole Agents*

One of a pair of outstanding contemporary houses designed by award-winning architect, Stephen Marshall. The property is located in the heart of the village opposite the renowned Dulwich Picture Gallery.



ALLEYN PARK SE21

£2,650,000 *Sole Agents*

Substantial modern detached family home which has been extended to provide fantastic family accommodation. With a GIA of 4924 sq ft (457.44 sq m), the house has 4 Reception Rooms, 6 Bedrooms & an outdoor heated s/pool.



DULWICH VILLAGE SE21

£1,950,000 *Sole Agents*

Detached family house with excellent accommodation over 3 floors. The Gross Internal Area is about 2238 sq ft (207.91 sq m). There are 6 Bedrms, 2 Reception Rooms, Garage and Rear Garden 130' x 34'6" (36.62 x 10.52m).



WOOD VALE SE23

£1,650,000 *Sole Agents*

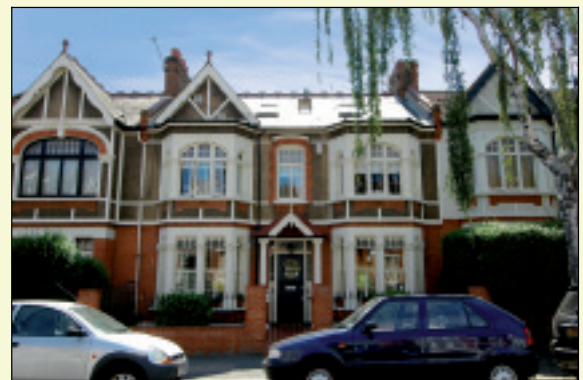
A double fronted Victorian detached house with a later extension situated on a desirable road within close proximity of Dulwich Village. The Gross Internal Area is 4700 sq ft (436.63 sq m) including garage.



WOODHALL AVENUE SE21

£1,650,000 *Sole Agents*

Well presented detached family house situated in an elevated position on a private development off College Road, on a plot size of just over a 1/4 of an acre. The GIA is about of 4403 sq ft (409.04 sq m) including garage.



HOLMDENE AVENUE SE24

£1,250,000 *Sole Agents*

A stunning refurbished and extended 5 bedroom Edwardian double fronted family house. The property is in excellent decorative order and has a Gross Internal Area of 1945 sq ft (180.69 sq m).

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MITCHELLS PLACE SE21
£725,000 *Sole Agents*

A modern semi-detached family house, situated in a desirable gated development in the heart of Dulwich Village, with secure private parking. The Gross Internal Area is about 1246 sq ft (115.75 sq m).



BEAUVAL ROAD SE22
£695,000 *Sole Agents*

An Edwardian terraced property in need of complete refurbishment situated in a popular road. There are 4 Bedrooms; 3 Reception Rooms & Rear Garden 33' x 17'3" (10.06m x 5.26m).



SYDENHAM HILL SE26
UNDER OFFER *Owner's Agents*

One of the largest private houses on the Dulwich Estate. The current owner has completed most of the work to the house and left it in order that a new owner can finish the property to their own specification.



CALTON AVENUE SE21
UNDER OFFER *Sole Agents*

An excellent opportunity to acquire a substantial semi-detached Edwardian family house in Dulwich occupying a prime position opposite St. Barnabas Church and with views towards Alleyns playing fields.



FRANK DIXON CLOSE SE21
UNDER OFFER *Sole Agents*

Attractive detached family house occupying a prime position in this sought after private cul-de-sac with GIA of 2652 sq ft (246.37 sq m). There are 5 Bedrooms; Double Garage; OSP and secluded Rear Garden.



STRADELLA ROAD SE24
SOLD *Joint Sole Agents*

A substantial semi detached d/fronted period property retaining many features and requiring complete modernization with the potential for further extension subject to the necessary consents.



DULWICH OAKS PLACE SE21
UNDER OFFER *Sole Agents*

Detached double fronted Neo-Georgian style house situated on a desirable private road off College Road. With a Gross Internal Area of 2417 sq ft (225.54 sq m) excluding the garage, the house is in excellent decorative order.



CARVER ROAD SE24
SOLD *Sole Agents*

Double fronted & extended link detached period property with Gross Internal Area of 2545 sq ft (236.43 sq m); 5 Bedrooms; 2 Bathrooms; Shower Room; 3 Reception Rooms; Garage & Off Street Parking.



RUSKIN WALK SE24
SOLD *Sole Agents*

Edwardian semi detached property which has been extended into the loft to provide four bedrooms. The property is well presented having been refurbished throughout.



Eynella Road SE22 £1,850,000

This beautifully presented, substantial, 4 double bedroom/3 bathroom Edwardian family home has been impressively extended and opened up to create a splendid ground floor living space including a full width, well equipped kitchen/family/ entertaining room leading out to the sunny, southerly facing garden of approximately 100ft.



Roseway SE21 £950,000

A delightful example of an unspoilt Roseway property with a lovely open aspect overlooking Kings College playing fields. There are four bedrooms, a through reception room and a second reception both with fireplaces and a kitchen/breakfast room leading out to the wide, mature garden.



Fawnbrake Avenue SE24 £699,950

An attractive and spacious semi-detached, period family home with two reception rooms, a dining room, kitchen, sunroom and a cellar. On the first floor there are four bedrooms plus the bathroom and separate wc. There is a delightful south facing garden of approx 110ft.



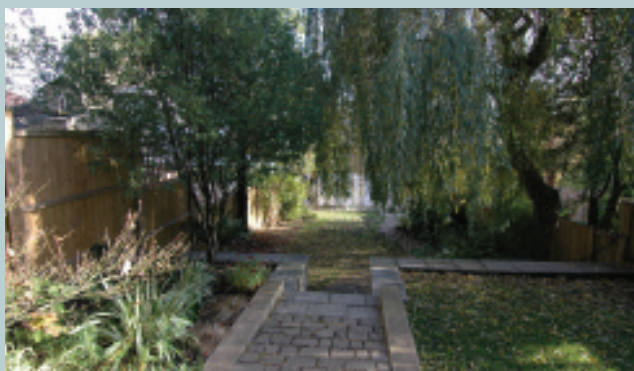
Ruskin Walk SE24 £775,000

This fine Edwardian semi-detached house offers plenty of space with four bedrooms. There are two reception rooms, a kitchen, and a further light and airy rear reception room opening out to the 55ft approx south westerly facing garden which backs on to a small woodland.



Pickwick Road SE21 £1,050,000

Rarely available, a five bedroom home in Pickwick Road at the heart of Dulwich Village. The house is well presented and has some fine original features such as ornate glass in the front door and rear reception, fireplaces and geometric ceiling mouldings.



Underhill Road SE22 £925,000

A stunning, semi-detached Victorian 4 double bedroom/3 bathroom house with numerous original features and elegant touches. There is a large through reception room with two beautiful fireplaces, a spacious kitchen/dining area and a rear mature, 120ft approx. westerly facing garden with an office.

The Longest Established Estate Agents in Dulwich Village

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Alleyn Road SE21 £1,200,000

A detached house located on one of the most sought after residential roads in Dulwich. The house has 5 bedrooms, 2 bathrooms and a south westerly facing garden of approx 120ft. To the side there are two garages and off street parking for four cars.



Holmdene Avenue SE24 £765,000

Ideal refurbishment opportunity on this handsome Edwardian terraced house. The property has all the original features in situ; tiles, cornices, fireplaces, dados etc. There are four bedrooms, a front through reception room, rear reception room with french doors onto the rear garden of approx 35'.



Eynella Road SE22 £1,495,000

A substantial and beautifully refurbished, semi-detached Edwardian house circa 1900 offering plenty of space with warmth and family appeal. There are five double bedrooms, three bathrooms (two en-suite), a large through reception room and an impressive extended kitchen/dining room. Plus a beautiful garden of approx 100ft.



Sydenham Hill, Dulwich borders, SE26 £2,999,000

This stunning and exceptional detached house, on The Dulwich Estate, of approximately 5,700 sq ft is located on Sydenham Hill adjacent to the Dulwich Woods. There is a magnificent garden close to an acre, gated parking for three cars plus a garage to accommodate three cars.



Woodwarde Road SE22 £1,850,000

This beautiful and statuesque period, double fronted house has 5 double bedrooms, 4 bathrooms and a beautiful wide, mature rear garden. The gross internal area is just under 3,000 sq ft with two spacious through reception rooms and a vast and stunning converted loft.



Sydenham Hill SE26 £1,100,000

A unique, imposing apartment on a truly grand scale within this impressive building. The property is presented to a very high standard throughout with high ceilings, superb detail and original features. Over 2,500 sq ft internal area it consists of 4/5 bedrooms and 3 bathrooms.

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homes!”*

EAST DULWICH
CAMBERWELL
NUNHEAD
FOREST HILL
PECKHAM
TELEGRAPH HILL

020 8299 3021

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HAYNES LANE SE19

£395,000

Captivating cottage in central Crystal Palace with 2 double beds and an open study or dressing room. Just tucked from the Triangle, you have every convenience at your fingertips. Kitchen/diner, open fires and courtyard garden.



BOUSFIELD ROAD SE14

£499,950

Handsome devil of a terrace with a gently re-worked interior: Rolling kitchen diner; 3 double beds and 2 receptions all having pale walls and tasteful, shiny new fittings. Just two ticks to Telegraph Hill Park and bountiful amenities in and around New Cross - not to mention superb schools as well.



CAMBERWELL GROVE

£380,000

Effortlessly noble 3 bed apartment to the first floor of this staggering Georgian mansion. Be swept away by the grandiose proportions, high ceilings and regal ambience. Relish the refined neighbourhood too.



CHOUMERT SQUARE SE15

£225,000

Fairest of them all? Previously described as London's prettiest lane, this secret enclave homes some exquisite cottages and enchanting walled gardens. You'll need a little elbow grease here, but it's worth it.



CENTRAL HILL SE19

£535,000

Bewitching 3 double bed beauty with a ravishing interior, double garage and roof terrace. Find a melting pot of new and old ideas in this exquisite Regency home: vaulted ceilings, sliding Japanese doors, polished plaster walls.



MANOR MOUNT SE23

£649,950

Perfectly formed double-fronted, Victorian 3/4 bedroom coach house with massive 140' garden, o/s parking for up to 4 cars on best road. Impressive interior having had a full refurbishment.



HONITON GARDENS SE15

£285,000

Hunky dory 1950's home with 3 beds and garden in a pretty spot in Nunhead. 3 beds and superbly finished with kitsch treats that compliment the property well. Sweet garden with rear access.



CAMBERWELL GROVE SE5

£1,450,000

Flamboyant 4 bedder with audio visual systems amongst heaps of modern extras. Superb train connections, excellent schools and boho local amenities

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Druce Road, SE21 £899,950
3 bedrooms, 2 reception rooms, kitchen/breakfast room, utility room, cellar and rear garden.

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Alleyn Road, SE21 £1,200,000
5 bedrooms, 2 bathrooms, 2 receptions, kitchen/breakfast room, study, utility room & cloakroom, garage OSP, rear garden.

Dulwich Village 020 8299 0922



South Croxted Road, SE21 £660,000
4 bedrooms, bathroom, shower room, double reception, kitchen/breakfast room, d/s cloakroom & rear garden.

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Pymers Mead, SE21 £479,950
4 bedrooms, lounge/dining room, kitchen, d/s bathroom, separate downstairs shower room, utility room, garage, OSP & garden.

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Townley Road, SE22 £949,950
3 bedrooms, 2 receptions, bath & shower room, conservatory, kitchen/utility area, study, gardens & OSP

Dulwich Village 020 8299 0922



College Road, SE21 £359,950
2 bedrooms, reception room, kitchen/breakfast room, bathroom communal garden & garage.

Dulwich Village 020 8299 0922



Gubyon Avenue, SE24 £895,000
5 bedrooms, 2 reception rooms, 2 bathrooms, kitchen, cellar, garage and rear garden

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Warmington Road, SE24 £950,000
4 bedrooms, 2 receptions, kitchen, dining area, 2 bathrooms, studio/workshop, cellar and garden.

Herne Hill 020 7738 5926



Warmington Road, SE24 £950,000
5 bedrooms, 2 receptions, kitchen/dining room, 2 bathrooms, study, cellar, garage & rear garden.

Herne Hill 020 7738 5926



Claverdale Road, SW2 £635,000
4 bedrooms, 2 reception rooms, 2 bathrooms, utility room, kitchen/dining room, study, cellar, 80' rear garden.

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Surrey Road, SE15 £265,000
2 bedrooms, 3rd bedroom/2nd reception room, kitchen/reception room, bathroom and rear garden.

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Ryedale, SE22 £475,000
3 bedrooms, 2 receptions, kitchen, bathroom, study decked rear garden.

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020 8680 2422



Dunstons Road, SE22 £625,000
4 bedrooms double reception, kitchen/breakfast room, downstairs cloakroom, 4 bathrooms (3 en-suite), cellar, 50ft garden.

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Underhill Road, SE22 £925,000
4 bedrooms, 2 receptions, 3 bathrooms, kitchen/breakfast room, utility room, summerhouse/office, OSP & garden.

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Halifax Street, SE26 £565,000
3 bedrooms, 2 bathrooms, 2 reception rooms, kitchen/breakfast room & landscaped garden.

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Lawrie Park Gardens, SE26 £550,000
3 bedrooms, double reception, 2 bathrooms, kitchen, utility & cloakroom, reception/dining room, detached garage & rear garden.

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Northwood Road, SE23 £440,000
3 double bedrooms, en-suite shower room, bathroom, double reception, kitchen/dining room & rear garden.

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Inglemere Road, SE23 £339,995
4 bedrooms, reception room, kitchen, bath and shower room, rear garden and garage.

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Whiteley Road, SE19 £515,000
4 bedrooms, double reception room, kitchen/breakfast room, bathroom & en-suite bathroom, rear garden.

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Pythchley Crescent, SE19 £449,950
4 bedrooms, double reception room, fitted kitchen, bathroom, rear garden, off street parking.

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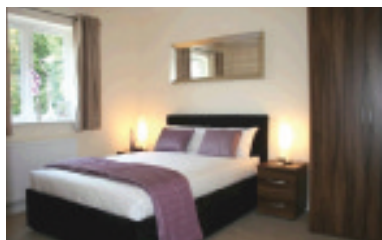
Gatestone Road, SE19 £369,950
4 bedrooms, 1 reception, re-fitted kitchen, re-fitted bathroom, period conversion, extended lease.

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Farquhar Road, SE19 £229,950
2 double bedrooms, lounge/dining room, kitchen, bathroom, garage.

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Duppas Hill Road, CR0 £235,000
1 of 10 stunning 2 bedroom apartments, kitchen/lounge (integrated appliances), bathroom, OSP, communal gardens.

New Homes 020 7738 5926



Arodene Road, SW2 £595,000
4 bedrooms, 2 receptions, bathroom, kitchen/breakfast room, cellar & garden.

New Homes 020 7738 5926

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College Road, SE21 £399,950
2 double bedrooms, 2 receptions,
kitchen, bathroom, garage en-bloc &
landscaped garden

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Clive Road, SE21 £224,950
1 bedroom, reception room,
kitchen/breakfast room, bathroom, rear
garden and share of freehold.

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Chalford Road, SE21 £349,950
3 bedrooms, double reception,
kitchen/breakfast room, bathroom and
rear garden.

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Aysgarth Road, SE21 £1200 pcm
Totally refurbished attractive 2 double
bedroom house in centre of Dulwich
Village and with small rear garden. 10
mins to N Dulwich train station.

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Deronda Road, SE24 £270,000
2 bedrooms, reception room, kitchen,
bathroom and additional loft storage.

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Norwood Road, SE24 £315,000
2 bedrooms, reception room, kitchen,
bathroom, cellar, rear garden.

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Bellefields Road, SW9 £1,000 pcm
1 bedroom, bathroom, kitchen/lounge
(integrated appliances) & private
balcony. Available immediately.

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Marmora Road, SE22 £1,195,000
6 bedrooms, 2 bathrooms, 3/4
receptions, kitchen/breakfast room, d/s
cloakroom, cellar, OSP & rear garden.

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East Dulwich Grove, SE22 £630,000
4 bedrooms, 2 bathrooms, lounge
open-plan to dining room, kitchen/
breakfast room & rear garden.

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Athenlay Road, SE15 £1,200 pcm
2 bedrooms, lounge/diner, fitted kitchen
with appliances, bathroom with shower,
private rear garden.

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Vancouver Road, SE23 £234,950
2 bedrooms, en-suite shower room,
16ft reception room, kitchen, bathroom
and rear garden.

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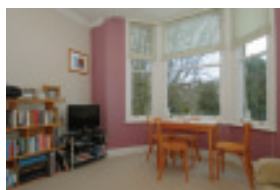
Collingtree Road, SE26 £199,950
Double bedroom, living room,
bathroom, kitchen & rear garden. Share
of freehold.

Forest Hill 020 8314 4070



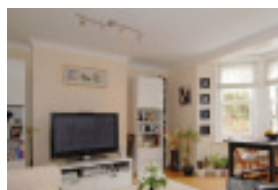
Montem Road, SE23 £1,400 pcm
3 bedrooms, kitchen/living area, study,
bathroom & private section of rear
garden.

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Anerley Park, SE20 £229,995
2 bedrooms, 1 reception, kitchen,
bathroom, off street parking, good
decorative order.

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Versailles Road, SE20 £180,000
1 bedroom, lounge/dining room,
kitchen, bathroom, own front door,
recently refurbished.

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Tylny Avenue, SE19 £850 pcm
2 double bedrooms, 1 reception, first
floor flat, re-decorated, furnished,
available end of January.

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